



VG-42-2022-22-000086

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 22-000086

Foreclosure Posting

Recorded On: September 13, 2022 11:30 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 22-000086
Receipt Number: 20220913000015
Recorded Date/Time: September 13, 2022 11:30 AM
User: Santiago E
Station: CCMARRIAGE1

Record and Return To:

EFRON BARRY L



**STATE OF TEXAS
Medina County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX

NOTICE OF FORECLOSURE SALE

1. Property to Be Sold. The property to be sold is described as follows:

Being 5.005 acres of land, more or less, situated about 23 miles S 57° E of Hondo in Medina County, Texas, out of Survey no. 518 ¾, Abstract No. 382, Nepomucino Flores, original Grantee, being a portion of that certain 73.703 acre tract of land described in a deed to Samuel H. Vester, Jr. and Joseph P. Gerlich from Thomas A. Bryant, III, et ux, dated December 5, 2003, as recorded in Volume 517, Page 414, of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds on Exhibit "A" which is attached hereto and made a part hereof.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in Document Number 2011007947 in the Official Real Property Records of Medina County, Texas of the real property records of Medina County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 4, 2022.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: ~~THE AREA ON THE NORTHSIDE OF THE MEDINA COUNTY COURTHOUSE LOCATED BELOW THE FIRE ESCAPE STAIRWELL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS~~
1300 AVENUE M, HONDO, TEXAS (OUTSIDE THE FRONT DOOR)

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by DALLAS E. WATSON and VERONICA V. WATSON.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$174,000.00 executed by DALLAS E. WATSON and VERONICA V. WATSON, and payable to the order JOSE JUAREZ and MARIA LUISA JUAREZ. JOSE JUAREZ and MARIA LUISA JUAREZ is the current owner and holder of the Obligations of the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

Dated: September 13, 2022.



BARRY L. EFRON, SUBSTITUTE TRUSTEE
10010 San Pedro Avenue, Suite 660
San Antonio, TX 78216
Telephone (210) 366-9676/Telecopier (210) 634-2615

FIELD NOTES TO DESCRIBE

A survey of 5.005 acres of land situated about 23 miles S 57° E of Hondo, in Medina County, Texas, out of Survey No. 518 ¼, Abstract No. 382, Nepomucino Flores, original Grantee, being that same property described in a Deed to Fight For The Family of Texas, Inc. from Lytle Properties, Inc., dated September 20, 2006, as recorded in Volume 642 on Page 940 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 2" diameter iron pipe found in fence on the recognized North line of said Survey No. 518 ¼, the recognized South line of Survey No. 516 ½, Abstract No. 372, Charles Engling, original Grantee, for the Northeast corner of said 73.784 acre tract of land, the Northwest corner of that certain 200 acre tract of land described as First Tract of Subdivision D in a Deed to Carl C. Ernest and Joan C. Ernest, Trustees from Joan C. Ernest, dated July 12, 1996, as recorded in Volume 275 on Page 460 of the aforementioned Official Public Records, the Southeast corner of Lot 175 and the Southwest corner of Lot 174 of Forest Woods Subdivision, Unit Three, a subdivision as shown on a plat thereof recorded in Volume 9 on Pages 7-17 of the Plat Records of Medina County, Texas, and the Northeast corner of this survey;

THENCE: Along fence and the West line of said 200 acre tract of land, S 31-25-41 E 3.81 feet to a 6" diameter creosote corner post for an angle point and S 00-34-38 E 751.82 feet to a 5/8" iron pin set for the Southeast corner of Lot 255 of Forest Woods Subdivision, Unit Four, a subdivision as shown on a plat thereof recorded in Volume 9 on Pages 179-192 of the aforementioned Plat Records, and the Southeast corner of this survey;

THENCE: Along the Northeast line of said Lot 255, N 47-06-32 W 463.59 feet to a 5/8" iron pin set in fence on the Southeast line of a cul-de-sac at the end of East CR 6871 for the Northeast corner of said Lot 255 and the lower Southwest corner of this survey;

THENCE: For the most part along a fence, around the East and Northeast side of said cul-de-sac, and along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 131°52'15", a tangent of 167.94 feet, and a chord which bears N 24-22-41 W 136.96 feet, a distance of 172.62 feet to a 5/8" iron pin set for the upper Southeast corner of Lot 254 of said Forest Woods Subdivision, Unit Four, and the upper Southwest corner of this survey;

THENCE: Along the East line of said Lot 254, N 00-18-49 W 318.88 feet to a 5/8" iron pin set in fence on the recognized North line of said Survey No. 518 ¼, the recognized South line of said Survey No. 516 ½, and the South line of Lot 176 of said Forest Woods Subdivision, Unit Three, for the Northeast corner of said Lot 254 and the Northwest corner of this survey;

THENCE: Along fence, the recognized North line of said Survey No. 518 ¼, the recognized South line of said Survey No. 516 ½, and the South lines of Lots 176 and 175 of said Forest Woods Subdivision, Unit Three, S 89-23-37 E 388.38 feet to the POINT OF BEGINNING.

EXHIBIT "A"