

25-282396

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: July 5, 2018	Original Mortgagor/Grantor: ROBERT F. STUART AND SHERRI L. STUART
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE
Recorded in: Volume: N/A Page: N/A Instrument No: 2018005079	Property County: MEDINA
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$328,932.00, executed by ROBERT F. STUART; SHERRI L. STUART; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT and payable to the order of Lender.

Property Address/Mailing Address: 2991 COUNTY ROAD 341, HONDO, TX 78861

Legal Description of Property to be Sold: FIELD NOTES OF 6.56 ACRES OUT OF A 24.847 ACRE TRACT, FILE # 2016007682 OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS AND OUT OF THE KING & FOSTER SURVEY 138, ABSTRACT 1561, MEDINA COUNTY, TEXAS.

BEGINNING AT A 5/8° IRON PIN FOUND IN THE WEST LINE OF COUNTY ROAD 341, FOR THE SOUTHEAST CORNER OF A 37.393 ACRE TRACT, VOLUME 246, PAGE 855 OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE 24.847 ACRE TRACT, AND THE NORTHEAST CORNER OF THE SUBJECT TRACT, A 2 3/8" PIPE POST FOUND FOR THE LOWER NORTHEAST CORNER OF THE 37.393 ACRE TRACT BEARS N 14°31'35" W 9727 FEET

THENCE WITH THE WEST LINE OF COUNTY ROAD 341, THE EAST LINE OF THE 24.847 ACRE TRACT, AND GENERALLY WITH THE FENCE S 14°56'24" E 231.12 FEET TO A 5/8° FOUND IRON PIN AND S 09°39'00" E 208.38 FEET TO A 2 3/8" PIPE POST FOUND FOR THE SOUTHEAST CORNER OF THE SUBJECT TRACT, A 3" PIPE POST FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE 24.847 ACRE TRACT BEARS S 09°42'11" E 195.53 FEET

THENCE GENERALLY WITH THE FENCE N 60°21' 57" W 33.98 FEET TO A 4" PIPE POST, N 79°10'58" W 292.35 FEET TO A 3" PIPE POST, AND N 62°05'21" W 68.45 FEET TO A 3° PIPE POST FOR A POINT IN THE SOUTH LINE OF THE SUBJECT TRACT

THENCE S 89°49'06" W 494.96 FEET TO A 5/8" IRON PIN SET IN THE EAST LINE OF TRACT 1, MI TIERRA SUBDIVISION, VOLUME 7, PAGE 173 PLAT RECORDS OF MEDINA COUNTY, TEXAS, IN THE WEST LINE OF THE 24.847 ACRE TRACT, AND FOR THE SOUTHWEST CORNER OF THE SUBJECT



TRACT, A 5/8" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE 24.847 ACRE TRACT BEARS S 0013'35" E 932.77 FEET.

THENCE N 00°13'35" W, GENERALLY WITH THE FENCE, 324.13 FEET TO A 5/8" IRON PIN FOUND IN THE SOUTH LINE OF THE 37.393 ACRE TRACT, FOR THE NORTHEAST CORNER OF TRACT 1, MI TIENA SUBDIVISION, THE NORTHWEST CORNER OF THE 24.847 ACRE TRACT, AND THE NORTHWEST CORNER OF THE SUBJECT TRACT, A 516' IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT 1, MI TIERRA SUBDIVISION BEARS S 89°46'33" W 342.67 FEET.

THENCE N 89°49'06" E. WITH THE SOUTH LINE OF THE 37.393 ACRE TRACT AND GENERALLY WITH THE FENCE, 778.91 FEET TO THE POINT OF BEGINNING. SURVEYED ON THE GROUND MAY 16, 2017 FOR THOMAS AND JACQUELINE STONER. BEARINGS SHOWN HEREIN ARE BASED ON 'WGS 84 FROM GPS OBSERVATIONS.

Date of Sale: June 3, 2025	Earliest time Sale will begin: 1:00 PM
-----------------------------------	---

Place of sale of Property: The East side of the Medina County courthouse Annex, Near the front entrance designated as the location for all foreclosure sales. or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE*, the owner and holder of the Note, has requested Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Terri Martin whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Terri Martin whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Terri Martin whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby

Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

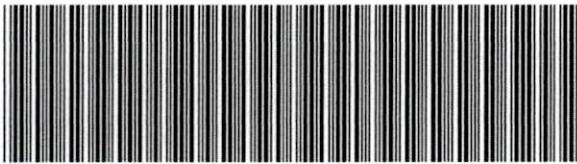
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Alexis Martin

SUBSTITUTE TRUSTEE

Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Terri Martin OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112



VG-42-2025-25-000078

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000078

Foreclosure Posting

Recorded On: April 17, 2025 12:38 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** 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: 25-000078
Receipt Number: 20250417000029
Recorded Date/Time: April 17, 2025 12:38 PM
User: Jaylen P
Station: cccash2

Record and Return To:

Martin Alexs TR



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