

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/29/2013

Grantor(s)/Mortgagor(s):
LINDA J. HONADEL, AN UNAMRRIED PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR CMG
MORTGAGE, INC DBA CMG FINANCIAL, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
CMG Mortgage, Inc.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2013008148

Property County:
MEDINA

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 7/5/2023

Earliest Time Sale Will Begin: 1PM

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 Commissioner's Court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

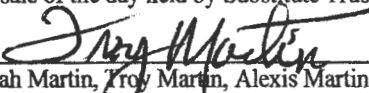
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin,
Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey,
Vicki Rodriguez, Martha Rossington
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

**Original was
NOT COMPARED**

MH File Number: TX-22-96081-POS
Loan Type: VA

EXHIBIT "A"

A parcel of land, being 6.12 acres, said parcel is a part of Lot 1A, Block 6 of the San Antonio Trust Subdivision of Lands, as recorded in Volume 1 Page 1-2 of the plat records of Medina County, Texas and a part of a 12.95 acre parcel of land described in a conveyance recorded Volume 661, Page 1136, of the Deed Records of Medina County, Texas. Said parcel is more particularly described by metes and bounds as follows:

Beginning at a nail found for the center line in County Road 679, the northwest corner of this described piece of land;

Thence North 89° 48' 39" East 607.0 feet with the center line of County Road 679 to the northeast corner of the tract, and corner A-1,

Thence South 00° 11' 21" East, with the east right-of-way of Canal A-4 453.84 feet to a set 5/8" rebar stake for the southeast corner of this described parcel of land;

Thence South 89° 48' 39" West, 149.38 feet to a set 5/8" rebar stake,

Thence North 53° 09' 02" West, 99.14 feet, to a set 5/8" rebar stake,

Thence North 90° 00' 00" West, 429.25 feet, to a set 5/8" rebar stake on the east right-of-way of F.M. Road #21

Thence S00- 11-21E with said right-of-way 315.00' to a set 5/8" rebar stake,

Thence with said right-of-way North 45° 24' 05" East, 71.05 feet, to a set 5/8" rebar stake;

Thence North 00° 11' 21" West, 28.00 feet, to the northwest corner and the point of beginning.

**Original was
NOT COMPARED**