

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF
TRUSTEE'S SALE**

DATE: April 11, 2025

NOTE, described as follows:

Date: November 1, 2017
Maker: Antoinette Stanfield
Payee: 401 Lee Land Trust
Original Principal Amount: \$68,500.00

DEED OF TRUST, described as follows:

Date: November 1, 2017
Grantor: Antoinette Stanfield
Trustee: Foreign Texas, Registered Agent LLC
Beneficiary: 401 Lee Land Trust
Recorded: May 24, 2018 as Document No. 20180037338

PROPERTY: The real property described as follows:

Lot 1, Block 25, New City Block 44, Old Bright Block, in the City of Devine, Medinar County, Texas, as shown on plat duly recorded in Volume 6, Page 52, Plat Records of Medina County, Texas, commonly known as 401 Lee Dr, Devine, TX 78016.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Jonathan P Fly

SUBSTITUTE Trustee's Mailing Address: 11027 Morocco Pl, San Antonio, TX 78216

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

June 3, 2025, the first Tuesday of the month to commence at 10:00am, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At public auction to the highest bidder for cash in the area designated by the Commissioners Court of Medina County, Texas, which is outside on the west side of the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo TX 78861.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

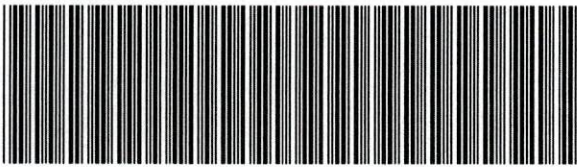
The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of April 11, 2025



Jonathan P. Fly, Attorney for Lender & Trustee



VG-42-2025-25-000076

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000076

Foreclosure Posting

Recorded On: April 16, 2025 03:03 PM

Number of Pages: 3

" 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: 25-000076
Receipt Number: 20250416000040
Recorded Date/Time: April 16, 2025 03:03 PM
User: Jaylen P
Station: cccash2

Record and Return To:

FLY JONATHAN P ATTY



**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