



VG-42-2022-22-000073

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 22-000073

Foreclosure Posting

Recorded On: August 16, 2022 10:58 AM

Number of Pages: 3

" 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: 22-000073
Receipt Number: 20220816000018
Recorded Date/Time: August 16, 2022 10:58 AM
User: Santiago E
Station: CCMARRIAGE1

Record and Return To:

CUMMINGS MARK



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 Trustee's Sale

Date: August 12, 2022

Substitute Trustee: Mark Cummings or Dick Veters or Jason West or Bob Frisch or Jodi Steen or Patrick Armstrong

Substitute Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Mortgagee: Texas Rural Capital, LLC by assignment from Texas Mortgage Capital Corporation

Mortgagee's Address:

Texas Rural Capital, LLC
P. O. Box 592433
San Antonio, Texas 78259
Bexar County

Mortgage Servicer: SecureNet Loan Services, LLC

Mortgage Servicer's Address: P. O. Box 15826
San Antonio, Texas 78212

Note: Note dated June 6, 2017 in the amount of \$51,300.00

Deed of Trust

Date: June 6, 2017

Grantor: Samuel Moreno; and Amber Nichelle Waldrop

Mortgagee: Texas Mortgage Capital Corporation

Recording information: Document Number 2017004290, Official Public Records of Medina County, Texas.

Property:

Lot 27 of County Road 7718 Subdivision, a subdivision in Medina County, Texas according to the plat recorded in Volume 10, Page 143 of the Plat Records of Medina County, Texas. Also known as 0 County Road 7718, Devine, Texas 78061.

County: Medina County

Date of Sale (first Tuesday of month): September 6, 2022

Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: Area of the Medina County Courthouse as designated by the Medina County Commissioners Court

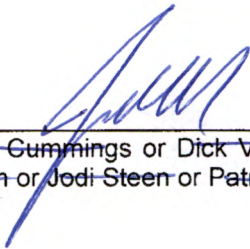
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY,

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.

Mortgage Servicer has appointed Mark Cummings or Dick Veters or Jason West or Bob Frisch or Jodi Steen or Patrick Armstrong as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



~~Mark Cummings or Dick Veters or Jason West or Bob Frisch or Jodi Steen or Patrick Armstrong~~