

\*VG-42-2022-20\*

**Medina County  
Gina Champion  
Medina County Clerk**

**Instrument Number: 20**

Foreclosure Posting

Recorded On: March 10, 2022 09:16 AM

Number of Pages: 2

**" Examined and Charged as Follows: "**

Total Recording: \$3.00

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

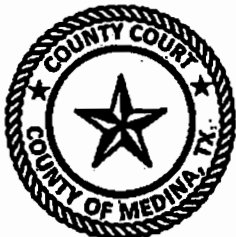
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 20  
Receipt Number: 20220310000009  
Recorded Date/Time: March 10, 2022 09:16 AM  
User: Delia C  
Station: ccscan1.medinacounty.local

**Record and Return To:**

DEBORAH MARTIN TRUSTEE



**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

**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 OR 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.**

**1. Property to Be Sold.** The property to be sold is described as follows: LOT 3, BLOCK 7, RANGE 9, CITY OF CASTROVILLE, MEDINA COUNTY, TEXAS, ACCORDING TO PLAT FILED OF RECORD IN VOLUME 1, PAGE 124, MEDINA COUNTY PLAT RECORDS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/22/2007 and recorded in Book 661 Page 1112 Document 2007001916 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: 06/07/2022

Time: 01:00 PM

Place: Medina County, Texas at the following location: THE AREA ON THE NORTH SIDE OF THE MEDINA COUNTY COURTHOUSE LOCATED BELOW THE FIRE ESCAPE STAIRWELL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

**5. Obligations Secured.** The Deed of Trust executed by IDA LOUISE STEIN, provides that it secures the payment of the indebtedness in the original principal amount of \$56,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. TIB The Independent BankersBank, N.A. is the current mortgagee of the note and deed of trust and TIB - THE INDEPENDENT BANKERSBANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is TIB The Independent BankersBank, N.A. c/o TIB - THE INDEPENDENT BANKERSBANK, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** TIB The Independent BankersBank, N.A. obtained a Order from the 38th District Court - Medina County District Court of Medina County on 02/18/2022 under Cause No. 19-09-26047-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law