



\*VG-42-2022-22-000077\*

Medina County  
Gina Champion  
Medina County Clerk

Instrument Number: 22-000077

Foreclosure Posting

Recorded On: August 29, 2022 01:49 PM

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: 22-000077  
Receipt Number: 20220829000033  
Recorded Date/Time: August 29, 2022 01:49 PM  
User: Delia C  
Station: ccscan1.medinacounty.local

**Record and Return To:**

RICHARD RUSSELL PC



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

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

Lot 5, Block 4, New City Block 162, in the BREEZY HILL ADDITION to the City of Devine, Medina County, Texas, according to plat thereof recorded in Volume 1, Page 89, amended in Volume 1, Page 108, Plat Records of Medina County, Texas.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded under Clerk's File Number 2021008630 of the Official Public 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:** October 4, 2022

**Time:** The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place:** Medina County Courthouse Annex in Hondo, Texas, at the following location: The bulletin board located on the East side of the Courthouse Annex main entrance at the place the Medina County Commissioners Court has designated foreclosure sales to be held.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and

have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by AMBER R. VASQUEZ, a single woman. The Deed of Trust is dated August 5, 2021, and is recorded in the office of the County Clerk of Medina County, Texas, under Instrument Number 2021008630 of the Official Public Records of Medina County, Texas.

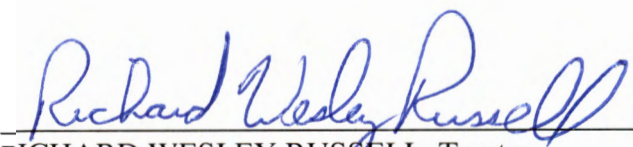
6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$85,500.00, executed by AMBER R. VASQUEZ, a single woman, and payable to the order of DOMINGO M. HERRERA; (2) all renewals and extensions of the note; (3) any and all expenses incurred in enforcing and securing the collateral of the note, and (4) all taxes and assessments on the property when due. DOMINGO M. HERRERA is the current owner and holder of the Obligations and is the Lender under the Deed of Trust.

As of August 29, 2022, there was owed \$86,988.96 on the Note, being principal and interest in the following amounts: \$83,868.59 of principal and \$3,120.37 of interest. Additionally, the Note Holder is owed \$2,050.00 for reimbursement of attorney's fees and foreclosure expenses. The note is bearing interest at the rate of \$16.084 per day after August 29, 2022.

Questions concerning the sale may be directed to the undersigned, telephone (830) 931-2271.

7. Default and Request To Act. Default has occurred under the Deed of Trust, and the Lender has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the Lender may appoint another person as substitute trustee to conduct the sale.

DATED August 29, 2022.

  
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RICHARD WESLEY RUSSELL, Trustee

GAMBLE, RUSSELL & RUSHING, P.C.  
Attorneys At Law  
413 Lafayette  
Castroville, Texas 78009  
(830) 931-2271 (Telephone)  
(830) 931-6387 (Telecopier)  
carol@rwrpc.com (Email)