

VG-42-2023-23-000044

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 23-000044

Foreclosure Posting

Recorded On: April 06, 2023 08:05 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: 23-000044
Receipt Number: 20230406000001
Recorded Date/Time: April 06, 2023 08:05 AM
User: Santiago E
Station: CCMARRIAGE1

Record and Return To:

MARTIN TROY



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: A SURVEY OF 0.273 ACRE (11,903.2 SQUARE FEET) OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS. OUT OF SURVEY NO. 184, ABSTRACT NO. 1029, JOHN WOLFART, ORIGINAL GRANTEE, BEING A PORTION OF LOTS 3, 4, AND 5, BLOCK 2, OF THE J. K. MOEUR ADDITION TO THE CITY OF HONDO, A SUBDIVISION AS SHOWN ON A PLAT THEREOF RECORDED IN VOLUME 25 ON PAGE 623 OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS, BEING THAT SAME PROPERTY CALLED 0.275 ACRE IN THE LAST WILL AND TESTAMENT OF IRENE F. MARSHALL TO GEORGENE SAATHOFF TURNER, DATED DECEMBER 31, 1987, AS RECORDED IN VOLUME 74 ON PAGE 453 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2 INCH IRON PIN FOUND ON THE OCCUPIED EAST LINE OF AVENUE "J" FOR THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY CALLED NORTH PARTS LOTS 3, 4, AND 5, BLOCK 2, J. K. MOEUR ADDITION, DESCRIBED IN A DEED TO RONALD JEAN ULBRICH, ET UX FROM CARL A. TRULSON, ET UX, DATED JANUARY 20, 1977, AS RECORDED IN VOLUME 275 ON PAGE 305 OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THIS SURVEY FROM WHICH A 5/8 INCH IRON PIN FOUND AT THE POINT-OF-INTERSECTION OF THE OCCUPIED EAST LINE OF SAID AVENUE "J" AND THE OCCUPIED SOUTH LINE OF 25TH STREET BEARS NORTH 01 DEGREES 27 MINUTES 09 SECONDS EAST 71.99 FEET;

THENCE: ALONG THE SOUTH LINE OF SAID RONALD JEAN ULBRICH, ET UX, PROPERTY, NORTH 89 DEGREES 30 MINUTES 40 SECONDS EAST AT 63.99 FEET PASS A 2 INCH DIAMETER PIPE CORNER POST, CONTINUING GENERALLY ALONG A FENCE A TOTAL DISTANCE OF 159.89 FEET TO A WOOD CORNER POST ON THE WEST LINE OF THAT CERTAIN 0.370 ACRE TRACT OF LAND BEING PARTS OF LOTS 1, 2, AND 3, BLOCK 2, OF SAID J. K. MOEUR ADDITION, DESCRIBED IN A DEED TO JEFF FOSTER LITCHFIELD AND KRISTA LYNN LITCHFIELD FROM RONALD J. ULBRICH AND LINDA C. ULBRICH, DATED FEBRUARY 28, 2013, AS RECORDED IN INSTRUMENT NO. 2013001594 OF THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER OF SAID RONALD JEAN ULBRICH, ET UX, PROPERTY, AND THE NORTHEAST CORNER OF THIS SURVEY;

THENCE: GENERALLY ALONG FENCE AND THE WEST LINE OF SAID 0.370 ACRE TRACT OF LAND, SOUTH 01 DEGREES 07 MINUTES 42 SECONDS WEST 73.95 FEET TO A 2 INCH DIAMETER PIPE POST FOR THE CORNER OF A WOOD FENCE ON THE NORTH LINE OF THAT CERTAIN 0.2301 ACRE TRACT OF LAND BEING THE NORTH PART OF LOTS 8, 9, AND 10, BLOCK 2, OF SAID J. K. MOEUR ADDITION, DESCRIBED IN A DEED TO TIM GILLES, ET UX FROM RONALD J. ULBRICH AND LINDA C. ULBRICH, DATED FEBRUARY 19, 2008, AS RECORDED IN VOLUME 706 ON PAGE 518 OF THE SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF SAID 0.370 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF THIS SURVEY;

THENCE: GENERALLY ALONG FENCE, THE NORTH LINE OF SAID 0.2301 ACRE TRACT OF LAND, AND THE NORTH LINE OF THAT CERTAIN PROPERTY CALLED LOTS 6 AND 7, BLOCK 2, OF SAID J. K. MOEUR ADDITION, DESCRIBED IN A DEED TO JESSE D. ALLEN, ET UX FROM RUTH SMITH, DATED JULY 11, 1972, AS RECORDED IN VOLUME 243 ON PAGE 68 OF THE AFOREMENTIONED DEED RECORDS, SOUTH 89 DEGREES 13 MINUTES 16 SECONDS WEST AT 47.14 FEET PASS 0.25 FEET SOUTH OF A CHAINLINK CORNER POST FOR THE NORTHWEST CORNER OF SAID 0.2301 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF SAID JESSE D. ALLEN, ET UX, PROPERTY, AT 95.94 FEET PASS A 2 INCH DIAMETER PIPE CORNER POST, LEAVING FENCE AND CONTINUING A TOTAL DISTANCE OF 160.45 FEET TO A 1/2 INCH IRON PIN FOUND ON THE OCCUPIED EAST LINE OF SAID AVENUE "J" FOR THE NORTHWEST CORNER OF SAID JESSE D. ALLEN, ET UX, PROPERTY, AND THE SOUTHWEST CORNER OF THIS SURVEY;

THENCE: ALONG THE OCCUPIED EAST LINE OF SAID AVENUE "J", NORTH 01 DEGREES 32 MINUTES 03 SECONDS EAST 74.78 FEET TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/20/2013 and recorded in Document 2013008413 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: 06/06/2023

Time: 01:00 PM

Place: Medina County, Texas at the following location: THE AREA ON THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TX 78861. NEAR THE FRONT ENTRANCE 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 JESSE EUGENE PANAGOPOULOS, provides that it secures the payment of the indebtedness in the original principal amount of \$69,026.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and SERVICE FIRST MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY c/o SERVICE FIRST MORTGAGE COMPANY, 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. *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
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, declare under penalty of perjury that on 4/6/2023 I filed this Notice of Foreclosure Sale at the office of the Medina County Clerk and caused it to be posted at the location directed by the Medina County Commissioners Court.