



VG-42-2022-22-000082

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 22-000082

Foreclosure Posting

Recorded On: September 12, 2022 02:40 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: 22-000082
Receipt Number: 20220912000038
Recorded Date/Time: September 12, 2022 02:40 PM
User: Santiago E
Station: CCMARRIAGE1

Record and Return To:

VETTERS DICK



**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: September 9, 2022

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

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

Mortgagee: Laguna Encantada, LP

Mortgagee's Address:
1275 E. Stuart Place Rd.
Harlingen, TX 78552
Cameron County

Mortgage Servicer: SRC Management, Inc.

Mortgage Servicer's Address: 5701 W. Expressway 83

Note: Note dated April 9, 2021 in the amount of \$50,140.00

Deed of Trust

Date: April 9, 2021

Grantor: Samantha Jo Leal; and Miguel Angel Leal, Jr.

Mortgagee: CR 6717 Property, LLC, a Texas limited liability company

Recording information: Instrument Number 2021003830, Official Records of Medina County, Texas.

Property:

UNIT 1B, NATALIA WOODS SOUTH CONDOMINIUM, a condominium project located in Medina County, Texas, according to and as described by the Declaration of Condominium Regime for the Natalia Woods South Condominium and exhibits recorded in document Number 2021001274, of the Real Property Records of Medina County, Texas.

County: Medina County, Texas.

Date of Sale (first Tuesday of month): October 4, 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 of 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.

A handwritten signature in blue ink, appearing to read "Dick Veters", is written over a horizontal line.

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