

Longhorn/Aguinaga 11293

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 14, 2022

NOTE:

DATE: April 9, 2021
AMOUNT: \$50,140.00
MAKER: Darren Alexander Aguinaga
PAYEE: CR 6717 Property, LLC, a Texas limited liability company

DEED OF TRUST:

DATE: April 9, 2021
GRANTOR: Darren Alexander Aguinaga
BENEFICIARY: CR 6717 Property, LLC, a Texas limited liability company
COUNTY WHERE PROPERTY IS LOCATED: Medina
TRUSTEE: David L. Ricker
RECORDING INFORMATION: Document No. 2021003834, Official Public Records of Real Property of Medina County, Texas

PROPERTY: UNIT 5-B, NATALIA WOODS NORTH 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 2021001275, of the Real Property Records of Medina County, Texas.

LENDER/HOLDER NOW: Longhorn Money Services, LLC

BORROWER/DEBTOR NOW: Darren Alexander Aguinaga

SUBSTITUTE TRUSTEE: Mark Cummings or Dick Vettors or Jason West or Bob Frisch or Jodi Steen or Patrick Armstrong

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

December 6, 2022 , being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted)."

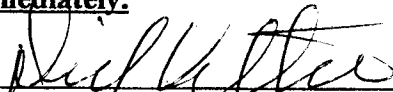
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

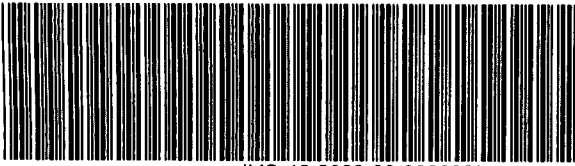
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



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



VG-42-2022-22-000099

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 22-000099

Foreclosure Posting

Recorded On: November 14, 2022 11:41 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: 22-000099
Receipt Number: 20221114000027
Recorded Date/Time: November 14, 2022 11:41 AM
User: Jeanie G
Station: ccindex1

Record and Return To:

west & west



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