

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
CS#: 21-25721

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/13/2012, Emily S. Meyer, an unmarried woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Edward Kershner, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR SWBC Mortgage Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$258,282.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR SWBC Mortgage Corporation, which Deed of Trust is Recorded on 1/20/2012 as Volume 2012000457, Book 839, Page 328, in Medina County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **602 AVE M, HONDO, TX 78861**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Vicki Rodriguez or Martha Rossington** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **1/4/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **Medina County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE NORTH SIDE OF THE MEDINA COUNTY COURTHOUSE LOCATED BELOW THE FIRE ESCAPE STAIRWELL**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 11/2/2021

WITNESS, my hand this 11/4/2021

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Deborah Martin

By: (Substitute Trustee(s)
Deborah Martin, Troy Martin, Alexis Martin,
Cassie Martin, Terri Martin, Shelby Martin, Vicki
Rodriguez or Martha Rossington
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

METES AND BOUNDS

Being 2.268 acres of land, more or less, out of and a part of that 3.541 acres recorded in a Warranty Deed recorded in Volume 279, Page 569, Deed Records, Medina County, Texas, and being approximately 0.533 acres out of the A. Ritzer Survey No. 189, Abstract 794, and approximately 1.735 acres out of the A. Jaski Survey No. 137, Abstract 428, Medina County, Texas, Texas, said 2.268 acres being more particularly described by metes and bounds as follows:

BEGINNING at a Highway Right-of-Way corner set and found for the upper northeast corner of this 2.268 acres, same being the northeast corner of the William Walke, et ux 16.00 acres (Property ID R4565) and in the West Right-of-Way line of Avenue M (F.M. 457), same also being the **POINT OF BEGINNING**:

THENCE along the West Right-of-Way line of said Avenue M the following courses and distances:

South 00 degrees 36 minutes 58 seconds East, a distance of 688.88 feet (called 68 2/3 feet) to a 1/2 inch iron rod set for an interior corner of this 2.268 acres;

North 80 degrees 57 minutes 16 seconds East, a distance of 15.52 feet to a 1/2 inch iron rod set for the lower northeast corner of this 2.268 acres;

South 00 degrees 54 minutes 50 seconds East, a distance of 239.47 feet to fence post found for the southeast corner of this 2.268 acres, same being the northeast corner of the 1.273 acres surveyed this same date;

THENCE along the lines common to this 2.268 acres and said 1.273 acres the following courses and distances:

North 38 degrees 48 minutes 34 seconds West, a distance of 226.91 feet to a fence post found for an angle corner;

North 00 degrees 15 minutes 52 seconds West, a distance of 69.99 feet to a fence post found for an angle corner;

South 88 degrees 06 minutes 51 seconds West, a distance of 215.02 feet to a 1/2 inch iron rod set for the southwest corner of this 2.268 acres, same being the northwest corner of said 1.273 acres, and in the East line of the Frank Helvey, et ux 16.00 acres (Property ID R4565)

THENCE along the line common to this 2.268 acres and said Helvey 16.00 acres, North 01 degrees 51 minutes 21 seconds West, a distance of 131.13 feet to a 1/2 inch iron rod found for the lower northwest corner of this 2.268 acres, same being the northeast corner of said Helvey 16.00 acres and in the South line of the Peter J.P. Schalk, et ux 1.5650 acres (Volume 513, Page 478):

THENCE along the lines common to this 2.263 acres and said Subak
1.5650 acres the following courses and distances:

North 80 degrees 30 minutes 04 seconds East, a distance of 36.50 feet
feathered 36" x 1/2 inch iron rod set for an interior corner of
this 2.263 acres, and then a line to corner corner of said Subak
1.5650 acres.

Then 30 degrees 11 minutes 30 seconds East, a distance of 312.11
feet to the POINT OF BEGINNING, and containing 2.263 acres of
land, more or less.

THENCE along the lines common to this 2.263 acres and said Subak
1.5650 acres the following courses and distances:

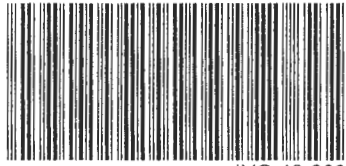
South 70 degrees 00 minutes 00 seconds East, a distance of 312.11 feet
to a 1/2 inch iron rod set for an angle corner.

North 80 degrees 11 minutes 30 seconds East, a distance of 312.11
feet to the POINT OF BEGINNING, and containing 2.263 acres of
land, more or less.

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EXHIBIT "A"

Page 2 of 2 Page(s)



VG-42-2021-37

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 37

Foreclosure Posting

Recorded On: November 04, 2021 09:49 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Recording Fee: \$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.

Instrument Information:

Instrument Number: 37
Receipt Number: 20211104000012
Recorded Date/Time: November 04, 2021 09:49 AM
Clerk: Delia C
Location: ccscan1.medinacounty.local

Record and Return To:

TROY 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