

**NOTICE OF FORECLOSURE SALE**

February 1, 2024

**Deed of Trust:**

Dated: March 14, 2019

Grantor: Adrian Lemus and Saira Murillo

Trustee:

Lender: Sylvia Miller

Recorded in: Deed Records of the real property records of Bexar County, Texas on March 14, 2019 in Document Number 2019001893.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$55,685.00, executed by Adriam Lemus and Saira Murillo ("Borrower") and payable to the order of Lender.

The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit "A", and all rights and appurtenances thereto.

Substitute Trustee: Steven F. Wooldridge

Substitute Trustee's Address: 142 Ninth Street, San Antonio, Texas 78215

**Foreclosure Sale:**

Date: March 5, 2024

Time: The sale of the property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Medina County Courthouse Annex 1300 Avenue M, Hondo, Texas 78861, the place designated by the Commissioner's Court for foreclosure sales.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payments of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's elections 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 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be Reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matter, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

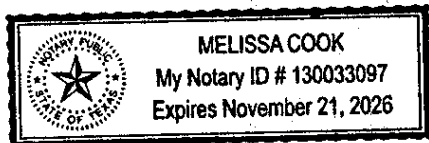
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

*Steven F. Wooldridge*  
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STEVEN F. WOOLDRIDGE

Substitute Trustee  
142 Ninth Street  
San Antonio, Texas 78215  
(210) 223-1443 tel.  
(210) 223-6372 fax  
[stevenf@wooldridgelaw.com](mailto:stevenf@wooldridgelaw.com)

State of Texas \*  
County of Bexar \*

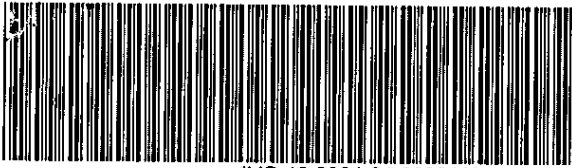
SWORN to by Steven F. Wooldridge, Substitute Trustee, on this 1<sup>st</sup> day of February 2024.



*Melissa Cook*  
\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT A**

Lot 1, Block 12, in the City of Hondo, Medina County, Texas as shown on the map and plat of said City of Hondo, also known as, 1410 17<sup>th</sup> Street, Hondo, Texas 78861.



\*VG-42-2024-24-000016\*

Medina County  
Gina Champion  
Medina County Clerk

Instrument Number: 24-000016

Foreclosure Posting

Recorded On: February 01, 2024 03:13 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

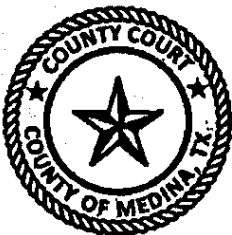
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000016  
Receipt Number: 20240201000034  
Recorded Date/Time: February 01, 2024 03:13 PM  
User: Jaylen P  
Station: cccash2

Record and Return To:

WOOLDRIDGE STEVEN F



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