



VG-42-2023-23-000060

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 23-000060

Foreclosure Posting

Recorded On: May 18, 2023 08:05 AM

Number of Pages: 2

" 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: 23-000060
Receipt Number: 20230518000002
Recorded Date/Time: May 18, 2023 08:05 AM
User: Julie S
Station: CCFRONTWINDOW

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MEDINA County

Deed of Trust Dated: October 17, 2003

Amount: \$35,100.00

Grantor(s): JESSICA MARTINEZ and STEVEN MARTINEZ

Original Mortgagee: SWARTZ & BROUGH, INC.,

Current Mortgagee: U.S. Bank National Association, as Trustee successor in interest to Wachovia Bank, National Association, as Trustee for Bayview Financial Mortgage Pass-Through Trust 2004-D, Mortgage Pass-Through Certificates, Series 2004-D

Mortgagee Servicer and Address: c/o M & T BANK, P. O. Box 1364, Buffalo, NY 14240-1364

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 149719

Legal Description: LOT 40, NEW ALSACE SUBDIVISION, IN MEDINA COUNTY, TEXAS, ACCORDING TO RE-SUBDIVISION PLAT OF RECORD IN VOLUME 5, PAGE 29, MEDINA COUNTY PLAT RECORDS

Date of Sale: July 5, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

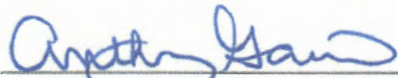
Place of Sale: The foreclosure sale will be conducted at the area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, Texas 78861, near the front entrance, or as designated by the MEDINA County Commissioners Office pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TROY MARTIN OR DEBORAH MARTIN, AMY ORTIZ, DANIEL MCQUADE, VANNA HO, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BOB FRISCH, WAYNE DAUGHTREY, VICKI RODRIGUEZ, MARTHA ROSSINGTON, REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON, DEANNA RAY OR CHRIS LAFOND have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adan Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-011968



Printed Name: _____

Troy Martin

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618