

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

**Date:** August 6, 2025

**Substitute Trustee:** Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington

**Mortgagee:** Texas Rural Capital, LLC

**Mortgagee's Address:** PO Box 670747, Dallas, TX 75367

**Note:** Note dated October 02, 2018, in the amount of \$85,500.00

**Deed of Trust:**

Date: October 02, 2018

Grantor: Heriberto Cervantes

Mortgagee: Texas Mortgage Capital Corporation, a Texas Corporation NMLS #353784

Recording Information: As recorded in Document No. 2018007406 and subsequently transferred to Texas Rural Capital, LLC under Document No. 2018007585, both filed in the official public records of Medina County, Texas

Property (including any improvements): Exhibit A

**County:** Medina

**Date of Sale:** (first Tuesday of month) Sept 2, 2025

**Time of Sale:** 1pm-4pm

**Place of Sale:** THE AREA ON THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TX 78861, NEAR THE FRONT ENTRANCE, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on September 2, 2025 between One o'clock pm and Four o'clock pm and beginning not earlier than 1:00 pm or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Barbara Herrera, Loss Mitigation,  
SecureNet Services, LLC, Mortgage  
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 8/12/2025

Alexis Martin  
NAME

Alexis Martin  
AS SUBSTITUTE TRUSTEE

**EXHIBIT "A"**  
**METES AND BOUNDS**

Being 10.084 acres of land, more or less, out of Lot 20-A, Block 5, San Antonio Trust Subdivision, according to the plat thereof recorded in Volume 2, Pages 1-2, Deed and Plat Records, Medina County, Texas, and being the same property described in the Partition Deed with recorded in Document No. 2017008538, Official Public Records, Medina County, Texas, said 10.084 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a Rail Road Spike found (monument of record dignity) in the center of the South Right-of-Way line of E. County Road for the northwest corner of this 10.084 acres, same being the northeast corner of Tract 1, 4.00 acres (Document No. 2017008538), same also being the **POINT OF BEGINNING**;

**THENCE** along the centerline of said E. County Road 5719; North 89 degrees 58 minutes 57 seconds East (called North 89 degrees 58 minutes 52 seconds East), a distance of 770.80 feet (called 770.83 feet), to a found Rail Road Spike found (monument of record dignity) for the northeast corner of this 10.084 acres, same being on the West line of a 80 foot wide Service Lateral;

**THENCE** along the line common to this 10.084 acres and said 80 foot wide Service Lateral, South 00 degrees 05 minutes 23 seconds East (called South 00 degrees 04 minutes 13 seconds East), a distance of 642.53 minutes (called 642.24 minutes), to a 5/8 inch found iron rod for the southeast corner of this 10.084 acres, same being the northeast corner of Tract 1, 3.83 acres (Volume 678, Page 623);

**THENCE** along the line common to this 10.084 acre and said Tract 1, South 89 degrees 57 minutes 27 seconds West (called South 89 degrees 55 minutes 46 seconds West), a distance of 298.05 feet pass a 5/8 inch iron rod found for the northwest corner of said Tract 1 and the northeast corner of Tract 6, 1.91 acres (Volume 578, Page 623), and continuing for a total distance of 561.51 feet (called 561.39 feet), for the southwest corner of this 10.084 acres, same being the northwest corner of said Tract 6, and the northeast corner of the Henry Cortez 3.83 acres (Volume 754, Page 492), same also being the southeast corner of Tract 4, 4.00 acres (Document No. 2017008538);

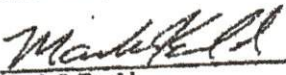
**THENCE** along the lines common to this 10.084 acres and said Tract 4, the following courses and distances:

North 00 degrees 01 minutes 11 seconds East (called North 00 degrees 01 minutes 43 seconds East), a distance of 268.64 feet (called 268.58 feet) to a 5/8 inch iron rod found for an interior angle corner;

North 89 degrees 58 minutes 42 seconds West (called North 89 degrees 56 minutes 35 seconds West), a distance of 210.67 feet (called 210.54 feet) to a 5/8 inch iron rod found for the West corner of this 10.084 acres, same being the southeast corner of Tract 1, 4.00 acres;

**THENCE** along the line common to this 10.084 acres and said Tract 1, North 00 degrees 02 minutes 39 seconds East (called North 00 degrees 01 minutes 43 seconds East), a distance of 373.99 feet (called 373.89 feet) to the **POINT OF BEGINNING**, and containing 10.084 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

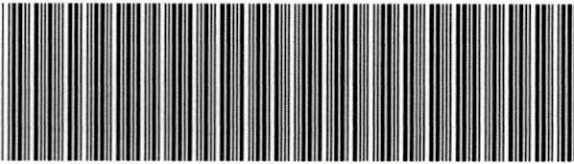
  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
September 28, 2018



**EXHIBIT "A"**

V.M.P.  
X.R.C.





\*VG-42-2025-25-000140\*

Medina County  
Gina Champion  
Medina County Clerk

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Instrument Number: 25-000140

Foreclosure Posting

Recorded On: August 12, 2025 09:51 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$2.00

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\*\*\*\*\* 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: 25-000140  
Receipt Number: 20250812000009  
Recorded Date/Time: August 12, 2025 09:51 AM  
User: Jaylen P  
Station: cccash2

**Record and Return To:**

Martin Alexis - Tr



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