

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 1, 2012, WAYNE E ARNOLD, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2012006965, in Book 866, at Page 0980, in the DEED OF TRUST OR REAL PROPERTY RECORDS of MEDINA COUNTY, TEXAS; and

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 said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at The East side of the Medina County courthouse Annex, Near the front entrance designated as the location for all foreclosure sales. or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court in **MEDINA COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: 5.01 ACRES OF LAND BEING LOT 53, HIGH MOUNTAIN RANCH SUBDIVISION, IN MEDINA COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 7, PAGE 277-280, MEDINA COUNTY PLAT RECORDS.


Property Address: 885 CR 2651, RIO MEDINA, TX 78066
Mortgage Servicer: NATIONSTAR
Noteholder: TEXAS VETERANS LAND BOARD
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

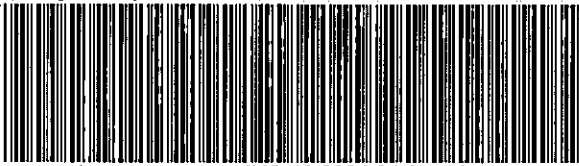
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

WITNESS MY HAND this 21st day of August 2025


Cassie Martin, Alexis Martin, Martha
Rossington, Reyn Rossington, Wayne
Daughtrey, Shelby Martin, Terri Martin,
Marinosci Law Group PC, Resolve Trustee
Services, LLC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300



VG-42-2025-25-000146

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000146

Foreclosure Posting

Recorded On: August 21, 2025 01:49 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

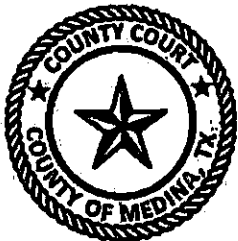
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000146
Receipt Number: 20250821000033
Recorded Date/Time: August 21, 2025 01:49 PM
User: Jaylen P
Station: cccash2

Record and Return To:

Martin Terri



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