

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: **December 11, 2017**
Grantor(s): **JERRY BUSBY, A SINGLE PERSON**
Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES**
Original Principal: **\$110,101.00**
Recording Information: **2017009265**
Property County: **Medina**
Property: **"SEE EXHIBIT A"**
Property Address: **805 29th Street
Hondo, TX 78861**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **NewRez LLC**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer Address: **75 Beattie Place
Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **May 5, 2026**
Time of Sale: **1:00 PM or within three hours thereafter.**
Place of Sale: **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 Commissioner's Court.**
Substitute Trustee: **Agency Sales and Posting, LLC, and Padgett Law Group, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*
4. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

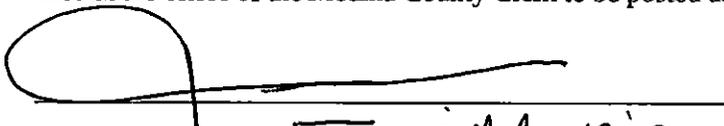
6. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Plmcs

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

CERTIFICATE OF POSTING

My name is Terri Martin, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 03/12/2020, I filed at the office of the Medina County Clerk to be posted at the Medina County courthouse this notice of sale.

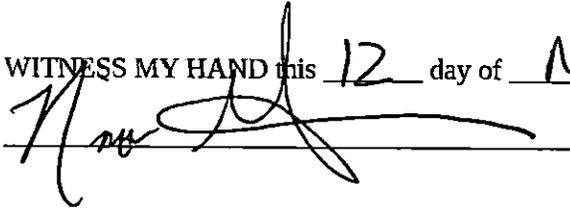


Declarant's Name: Terri Martin

Date: 03/12/2020

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

WITNESS MY HAND this 12 day of March, 2020



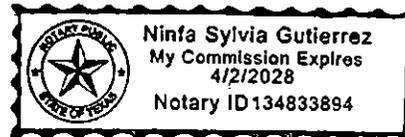


EXHIBIT "A"

THE STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Michael J. Judd
FREDERICK, JR. & CO.

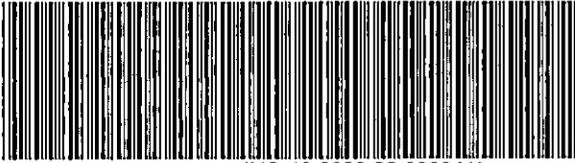
FIELD NOTES TO DESCRIBE

A survey of 0.123 acres (5140.59 Sq. Ft.) of land situated within the Corporate Limits of the City of Mondo, in Medina County, Texas, out of Survey No. 184, Abstract No. 1029, John Wolfart, original Grantee, being a portion of Block 14 of the Barkuloo Addition to the City of Mondo, a subdivision as shown on a plat thereof recorded in Volume 1 on Page 19 of the Plat Records of Medina County, Texas, and being Lot 3 of the resubdivision of a portion of Blocks 12, 13, and 14, of said Barkuloo Addition as shown on a plat thereof recorded in Volume 1 on Page 70 of the aforementioned Plat Records, being that same property described in a deed to DTH Investors, Inc. from Karl Henry Faselar, et al, dated September 4, 1990, as recorded in Volume 131 on Page 359 of the Official Public Records of Medina County, Texas, and being more particularly described by notes and bounds as follows:

- BEGINNING:** At a 5/8" iron pin set on the South line of 29th Street and the North line of said Block 14 for the Northeast corner of Lot 1 of said resubdivision and the Northwest corner of this survey from which the point-of-intersection of the South line of said 29th Street and the East line of Avenue "I" bears N 89-57-59 W 80.00 feet;
- TRENCH:** Along the South line of said 29th Street and the North line of said Block 14, S 89-57-59 W 70.00 feet to a 5/8" iron pin set for the Northeast corner of this survey;
- TRENCH:** S 00-44-30 W at 40.05 feet pass a chainlink fence corner post, continuing along fence a total distance of 76.30 feet to a chainlink fence corner post for the Northeast corner of Lot 1 of said resubdivision of Blocks 12, 13, and 14, of said Barkuloo Addition and the Southeast corner of this survey;
- TRENCH:** For the most part along a fence and the North line of said Lot 1, N 89-57-59 W 70.00 feet to a railroad spike set for the Southeast corner of said Lot 1 of said resubdivision of Blocks 12, 13, and 14 of said Barkuloo Addition, and the Southwest corner of this survey from which a chainlink fence corner post bears S 46-15-13 W 1.24 feet;
- TRENCH:** Along the East line of said Lot 1 and in part along a fence, N 00-44-30 E 76.30 feet to the POINT OF BEGINNING.

Note: The bearings are relative to True North and were taken from Solar Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 21 day of April, 1997.



VG-42-2026-26-000041

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000041

Foreclosure Posting

Recorded On: March 12, 2026 01:41 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

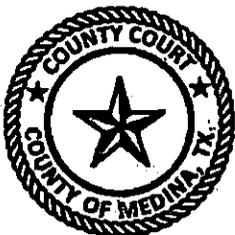
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000041
Receipt Number: 20260312000041
Recorded Date/Time: March 12, 2026 01:41 PM
User: Kimberly B
Station: CCMARRIAGE1

Record and Return To:

TERRI MARTIN



**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