

NOTICE OF FORECLOSURE 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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: THE FOLLOWING DESCRIBED PROPERTY IS IN MEDINA COUNTY, TEXAS.

BEING 9.981 ACRES OF LAND, MORE OR LESS, OUT OF LOT 7 OF THE BLUE BONNET SUBDIVISION, MEDINA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGES 29-30, PLAT RECORDS, AND BEING THAT SAME PROPERTY DESCRIBED IN DEED OF TRUST RECORDED IN DOCUMENT NO. 2020000430, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS; SAID 9.981 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD (MONUMENT OF RECORD DIGNITY) FOUND FOR THE NORTHEAST CORNER OF LOT 6 OF SAID BLUE BONNET SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF THE WEST REMAINDER OF LOT 7 OF SAID BLUE BONNET SUBDIVISION AND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF IH 35 NORTH, SAME ALSO BEING THE POINT OF COMMENCEMENT;

THENCE ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID IH 35 NORTH, NORTH 48 DEGREES 25 MINUTES 37 SECONDS EAST (CALLED NORTH 48 DEGREES 30 MINUTES 13 SECONDS EAST), A DISTANCE OF 651.44 FEET TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR AN ANGLE CORNER OF THIS 9.981 ACRES, SAME BEING THE NORTH CORNER OF SAID WEST REMAINDER OF LOT 7, SAME ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID IH 35 NORTH, NORTH 48 DEGREES 25 MINUTES 37 SECONDS EAST (CALLED NORTH 48 DEGREES 22 MINUTES 23 SECONDS EAST) A DISTANCE OF 30.84 FEET TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR THE NORTH CORNER OF THIS 9.981 ACRES, SAME BEING THE NORTHWEST CORNER OF THE EAST REMAINDER OF LOT 7 OF SAID BLUE BONNET SUBDIVISION;

THENCE ALONG THE LINES COMMON TO THIS 9.981 ACRES AND SAID EAST REMAINDER OF LOT 7, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28 DEGREES 17 MINUTES 46 SECONDS EAST (CALLED SOUTH 28 DEGREES 12 MINUTES 08 SECONDS EAST), A DISTANCE OF 1329.23 FEET (CALLED 1329.90 FEET) TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR AN ANGLE CORNER;

SOUTH 06 DEGREES 36 MINUTES 08 SECONDS WEST (CALLED SOUTH 06 DEGREES 44 MINUTES 57 SECONDS WEST), A DISTANCE OF 20.72 FEET TO A MAG NAIL WITH WASHER STAMPED "WALS" SET FOR AN ANGLE CORNER;

SOUTH 41 DEGREES 41 MINUTES 15 SECONDS EAST (CALLED SOUTH 41 DEGREES 32 MINUTES 26 SECONDS EAST), A DISTANCE OF 1049.20 FEET (CALLED 1049.18 FEET) TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR AN ANGLE CORNER OF THIS 9.981 ACRES, SAME BEING THE SOUTH CORNER OF SAID EAST REMAINDER OF LOT 7 AND ON THE WEST LINE OF THE CHASE ALAN TRAMMELL 21.32 ACRES (DOCUMENT NO. 2018004083) ;

THENCE ALONG THE LINE COMMON TO THIS 9.981 ACRES AND SAID TRAMMELL 21.32 ACRES, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST (CALLED SOUTH 00 DEGREES 18 MINUTES 43 SECONDS WEST), A DISTANCE OF 167.90 FEET TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR THE SOUTHEAST CORNER OF THIS 9.981 ACRES, SAME BEING THE NORTHEAST CORNER OF THE GERALD NAEGELIN 79.94 ACRES (VOLUME 485, PAGE 401) ;

THENCE ALONG THE LINE COMMON TO THIS 9.981 ACRES AND SAID NAEGELIN 79.94 ACRES, SOUTH 88 DEGREES 18 MINUTES 17 SECONDS WEST (CALLED SOUTH 88 DEGREES 08 MINUTES 49 SECONDS WEST), A DISTANCE OF 322.49 FEET (CALLED 322.01 FEET) TO A 5/8-INCH IRON ROD (MONUMENT OF RECORD DIGNITY) FOUND FOR THE SOUTHWEST CORNER OF THIS 9.981 ACRES, SAME BEING THE SOUTHEAST CORNER OF LOT 6 OF SAID BLUE BONNET SUBDIVISION;

THENCE ALONG THE LINE COMMON TO THIS 9.981 ACRES AND SAID LOT 6, NORTH 41 DEGREES 41 MINUTES 12 SECONDS WEST (CALLED NORTH 41 DEGREES 32 MINUTES 26 SECONDS WEST), A DISTANCE OF 979.56 FEET TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR THE WEST CORNER OF THIS 9.981 ACRES, SAME BEING THE SOUTH CORNER OF SAID WEST REMAINDER OF LOT 7;

THENCE ALONG THE LINES COMMON TO THIS 9.981 ACES AND SAID WEST REMAINDER OF LOT 7, THE FOLLOWING COURSES AND DISTANCES:

NORTH 47 DEGREES 04 MINUTES 46 SECONDS EAST (CALLED NORTH 46 DEGREES 59 MINUTES 16 SECONDS EAST), A DISTANCE OF 335.31 FEET (CALLED 336.84 FEET) TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR AN ANGLE CORNER;

NORTH 09 DEGREES 34 MINUTES 43 SECONDS EAST (CALLED NORTH 06 DEGREES 44 MINUTES 57 SECONDS EAST), A DISTANCE OF 15.47 FEET TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR AN ANGLE CORNER;

NORTH 28 DEGREES 17 MINUTES 46 SECONDS WEST (CALLED NORTH 28 DEGREES 12 MINUTES 08 SECONDS WEST), A DISTANCE OF 1313.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.981 ACRES OF LAND, MORE OR LESS.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS: 3960 INTERSTATE 35 NORTH, NATALIA TX 78059-

Place: Medina County, Texas at the following location: 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 or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by ROBERT G. WAGGENER, provides that it secures the payment of the indebtedness in the original principal amount of \$772,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254



For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Terri Martin whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on March 14, 2025 I filed this Notice of Foreclosure Sale at the office of the Medina County Clerk and caused it to be posted at the location directed by the Medina County Commissioners Court.



VG-42-2025-25-000062

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000062

Foreclosure Posting

Recorded On: March 11, 2025 02:41 PM

Number of Pages: 3

" 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: 25-000062
Receipt Number: 20250311000058
Recorded Date/Time: March 11, 2025 02:41 PM
User: Kimberly B
Station: CCMARRIAGE1

Record and Return To:

MARTIN 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