

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** December 31, 2024

**DEED OF TRUST:**

Date: March 17, 2023

Grantor: SYLVIA OLIVAREZ and J. EDGAR BAEZA MENDEZ

Grantor's County: BEXAR

Beneficiary: AVALON SECURED INCOME FUND LLC, SUCCESSOR IN INTEREST TO MEDINA VERDE LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS GEORGE HAWTHORNE, MICHELLE ALNIS, ANNA TOMEY, NANCY GOMEZ, LEO GOMEZ ED HENDERSON, LYNN BEKKEN, ANITA SHACKLE FORD, STEPHANIE RIOJAS and ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. 2023002291, Real Property Records, Medina County, Texas.

**PROPERTY:**

Lot 36, MEDINA VERDE SUBDIVISION, a subdivision in Medina County, Texas, according to the map or plat thereof recorded in Document No. 2023001088, Official Public Records of Medina County, Texas. Locally known as 567 CR 5715, Natalia, Texas 78059.

**NOTE SECURED BY DEED OF TRUST:**

Date: March 17, 2023

Original Principal Amount: \$69,000.00

**Holder:** AVALON SECURED INCOME FUND LLC, SUCCESSOR IN INTEREST TO MEDINA VERDE LLC

**DATE OF SALE OF PROPERTY** (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 4th day of February, 2025.

**PLACE OF SALE OF PROPERTY:**

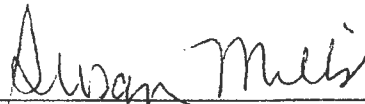
County Courthouse of Medina County, Hondo, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

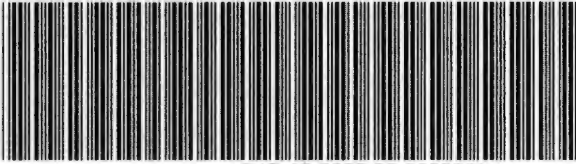
Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**



JIM MILLS, SUSAN MILLS GEORGE  
HAWTHORNE, MICHELLE ALNIS, ANNA  
TOMEY, NANCY GOMEZ, LEO GOMEZ ED  
HENDERSON, LYNN BEKKEN, ANITA  
SHACKLE FORD, STEPHANIE RIOJAS and  
ANDREW MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964



\*VG-42-2025-25-000005\*

**Medina County  
Gina Champion  
Medina County Clerk**

**Instrument Number:** 25-000005

Foreclosure Posting

Recorded On: January 13, 2025 10:37 AM

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: 25-000005  
Receipt Number: 20250113000012  
Recorded Date/Time: January 13, 2025 10:37 AM  
User: Johnny P  
Station: ccscan1.medinacounty.local

**Record and Return To:**

ANNA TOMEY



**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