

**NOTICE OF [SUBSTITUTE] 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.**

**1. Date, Time, and Place of Sale.**

Date: 07/01/2025

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Medina County, pursuant to §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 of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 13, 2013 and recorded in the real property records of Medina County, TX and is recorded under Clerk's Instrument No. 2013008962 with Lorenzo Devetus Birch and Nikolett J. Birch (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company LTD mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Lorenzo Devetus Birch and Nikolett J. Birch, securing the payment of the indebtedness in the original amount of \$181,827.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 19, BLOCK "27", OF REDBIRD RANCH UNIT - 4C, A SUBDIVISION IN MEDINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 194, PLAT RECORDS OF MEDINA COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage, LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. OR Carson Emmons, Esq. or Justin Ritchie, Esq. OR Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, 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.**


05/23/2025

Executed on

/s/ Carson T. H. Emmons

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Carson Emmons, Esq.  
Justin Ritchie, Esq.  
6565 N. MacArthur, Suite 470  
Irving, TX 75039

05/29/2025  
Executed on

  
**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, OR AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

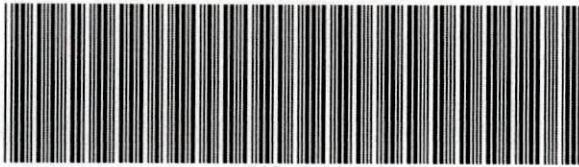
**CERTIFICATE OF POSTING**

My name is Terri Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on May 29, 2025 I filed at the office of the Medina County Clerk and caused to be posted at the Medina County courthouse this notice of sale.

  
Declarants Name:

Date:

Terri Martin  
05/29/2025



\*VG-42-2025-25-000093\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number:** 25-000093

Foreclosure Posting

Recorded On: May 29, 2025 01:23 PM

Number of Pages: 3

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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: 25-000093  
Receipt Number: 20250529000034  
Recorded Date/Time: May 29, 2025 01:23 PM  
User: Vanessa W  
Station: ccscan3.medinacounty.local

**Record and Return To:**

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