

24-03395
15826 KINNEY ST, LA COSTE, TX 78039

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

LOTS, 1, 2,3,4,5 &6, IN BLOCK 22, CITY OF LACOSTE, MEDINA COUNTY, TEXAS, AS SHOWN IN THE MAP OF LACOSTE TOWNSITE, AND RECORDED IN VOLUME 1, PAGE 146 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS, (SAID PLAT WAS ORIGINALLY RECORDED IN VOLUME 20, PAGE 353 (APRIL 23, 1887) OF THE DEED RECORDS OF MEDINA COUNTY, BUT HAS BEEN RELOCATED TO THE ABOVE REFERENCED PLAT RECORDS; SAID LOTS BEING, FURTHER, RECORDED IN VOLUME 139, PAGE 108 OF THE MEDINA COUNTY DEED RECORDS; SAID LOTS BEING LOCATED AT THE SOUTHEAST CORNER OF D'HANIS AVENUE & KINNEY STREET, AND BEING MORE PARTICULARLY DESCRIBED AS IN THE ATTACHED EXHIBIT "A" HERETO,

Security Instrument:

Deed of Trust dated October 18, 1996 and recorded on October 22, 1996 at Book 282 and Page 1112 in the real property records of MEDINA County, Texas, which contains a power of sale.

Sale Information:

January 7, 2025, at 1:00 PM, or not later than three hours thereafter, at the area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861, 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, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by JOSEPH C. BOLAND AND ERMELINDA BOLAND secures the repayment of a Note dated October 18, 1996 in the amount of \$45,000.00. TEXAS VETERANS LAND BOARD, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.




4828241

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.

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Ramon Perez, Erika Aguirre, Candice Shulte, Garrett Sanders, Beatriz Sanchez, Stacey Sanders, Amy Ortiz, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Daniel McQuade, Vanna Ho, Reyn Rossington, Mary C LaFond, or Janice Stoner and Xome employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Terri Martin, declare under penalty of perjury that on the 7th day of November, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MEDINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

FIELD NOTES

for

Lots 1, 2, 3, 4, 5, & 6, in Block 22, City of La Coste, Medina County, Texas, as shown in the map of La Coste Townsite, and recorded in Volume(V.) 1, Page(P.) 146 of the Plat Records of Medina County, Texas(said plat was originally recorded in V. 20, P. 353(April 23, 1887) of the Deed Records of Medina County, but has been relocated to the above referenced plat records); said lots being, further, recorded in V. 139, P. 108 of the Medina County Deed Records; said lots being located at the southeast corner of D'Hanis Avenue & Kinney Street, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin set at the intersection of the northeast right-of-way line(ROW) of D'Hanis Avenue and southeast ROW of Kinney Street; said iron pin marking the most westerly corner of Lot 1 & this survey;
- THENCE: N 70° 35' 00" E, along said southeast ROW of Kinney Street & along the general direction of a "T" post & ornamental wire fence, at 30 feet, pass the most northerly corner of Lot 1 & most westerly corner of Lot 2, at 60 feet, pass the most northerly corner of Lot 2 & most westerly corner of Lot 3, at 90 feet, pass the most northerly corner of Lot 3 & most westerly corner of Lot 4, at 120 feet, pass the most northerly corner of Lot 4 & most westerly corner of Lot 5, at 150 feet, pass the most northerly corner of Lot 5 & most westerly corner of Lot 6, and continue for a total distance of 180 feet, to a 5/8" iron pin set for at the common most westerly corner of Lot 7, and most northerly corner of Lot 6 & this survey;
- THENCE: S 19° 19' 03" E, 140.000 feet, along the common southwest property line(PL) of Lot 7, and the northeast PL of Lot 6 & this survey, and in part along a chain link fence & in part along a goat wire fence, to a 5/8" iron pin set in the northwest ROW of a 20 foot wide alley, for the common most southerly corner of Lot 7, and most easterly corner of Lot 6 & this survey;
- THENCE: S 70° 35' 00" W, along said alley ROW, at 30 feet, pass the most southerly corner of Lot 6 & most easterly corner of Lot 5, at 60 feet, pass the most southerly corner of Lot 5 & most easterly corner of Lot 4, at 90 feet, pass the most southerly corner of Lot 4 & most easterly corner of Lot 3, at 120 feet, pass the most southerly corner of Lot 3 & most easterly corner of Lot 2, at 150 feet, pass the most southerly corner of Lot 2 & most easterly corner of Lot 1, and continue along said ROW for a total distance of 180.000 feet, to a 5/8" iron pin set in said northeast ROW of D'Hanis Avenue; said iron pin marking the most southerly corner of Lot 1 & this survey(said boundary, also, generally along a chain link fence);
- THENCE: N 19° 19' 03" W, 140.000 feet along said ROW & generally along a "T" post & ornamental wire fence, to the Point-of-Beginning.

This property is not located within the 100 year Flood Prone Zone—Reference: FIRM 480475 0001B
 There are no apparent encroachments on this property. Improvements are as shown on the accompanying plat.
 Restrictions, Conditions, Easements, & Requirements: Those that may be required by the City of La Coste, Medina County, Texas, and any and all others that may be of record in Medina County, Texas.
 Bearings cited in this survey were based upon the the bearings cited in the above referenced map of La Coste Townsite.
 Surveyed on 26 September 1996 for the A. P. Parma Estate.

I hereby certify that the foregoing descriptive field notes were prepared from an actual survey performed on the ground, under my supervision.



Harvey Lee Kunze
 Harvey Lee Kunze, P.E., R.R.L.S.
 27 September 1996
 vol. 282 Pg. 1118



VG-42-2024-24-000137

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 24-000137

Foreclosure Posting

Recorded On: November 07, 2024 02:21 PM

Number of Pages: 4

" 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: 24-000137
Receipt Number: 20241107000025
Recorded Date/Time: November 07, 2024 02:21 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