

24-00360
176 COUNTY ROAD 4631, HONDO, TX 78861

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

- Property:** The Property to be sold is described as follows:

LOT 4, ALAMO ACRES SUBDIVISION, PHASE ONE, MEDINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 3, SLIDE 947 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated August 16, 2021 and recorded on August 24, 2021 at Instrument Number 2021009406 in the real property records of MEDINA County, Texas, which contains a power of sale.
- Sale Information:** May 7, 2024, 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 FRANK ALVAREZ III AND SABRINA BRIANN HERNANDEZ secures the repayment of a Note dated August 16, 2021 in the amount of \$216,015.00. LAKEVIEW LOAN SERVICING, LLC, 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 mortgage. 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.

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 and Auction.com 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 , declare under penalty of perjury that on the 8 day of February, 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).



VG-42-2024-24-000020

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 24-000020

Foreclosure Posting

Recorded On: February 08, 2024 11:29 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

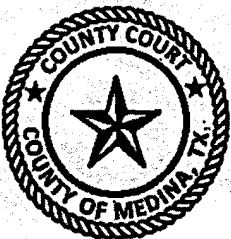
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000020
Receipt Number: 20240208000028
Recorded Date/Time: February 08, 2024 11:29 AM
User: Vangie G
Station: ccscan3.medinacounty.local

Record and Return To:

MARTIN TROY 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