

**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.**

**NOTICE OF TRUSTEE'S SALE**

DATE: April 9, 2024

**CONTRACT:**

Date: May 29, 2014  
Maker: Ian McCaslin  
Payee: Medina Holiday Villages, L.P.  
Principal Amount: \$21,000.00  
Recorded: Document Number 2024000698, Real Property Records, Medina County, Texas

LENDER: BXM Funding, LLC

BORROWER: Ian McCaslin

**PROPERTY:**

**LOT(s) 167, Section E, HOLIDAY VILLAGES OF MEDINA SUBDIVISION, MEDINA COUNTY, TEXAS, AS SHOWN BY THE MOST RECENTLY HERETOFORE RECORDED PLAT COVERING SAID LOTS RECORDED IN THE PLAT OR MAP RECORDS OF MEDINA COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE CONTRACT.***

TRUSTEE: Lana Cockrell

**TRUSTEE's Mailing Address:**

4144 N. Central Expressway, Suite 600  
Dallas, Texas 75204

**DATE, PLACE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

May 7, 2024, the first Tuesday of the month, at the Medina County Courthouse within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11:00 a.m., and it will begin within three hours of such time.

**RECITALS**

Default has occurred in the payment of the purchase price and/or in the performance of the obligations under the Contract that secures the purchase price. Because of this default, Lender, the owner and holder of the Contract lien under Texas Property Code Sections 5.066 and 51.002, has requested that TRUSTEE sell the Property according to the terms of the Contract and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Contract, consistent with Lender's rights and remedies under the Contract and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as TRUSTEE, or any other TRUSTEE Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Contract and/or applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Contract and to any permitted exceptions to title described in the Contract. TRUSTEE has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Contract. The Property will be sold AS IS, WHERE IS, AND WIL ALL FAULTS.

  
SHAWN COKER, TRUSTEE



**Medina County  
Gina Champion  
Medina County Clerk**

---

**Instrument Number: 24-000048**

Foreclosure Posting

Recorded On: April 15, 2024 08:57 AM

Number of Pages: 2

---

**" Examined and Charged as Follows: "**

Total Recording: \$2.00

---

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

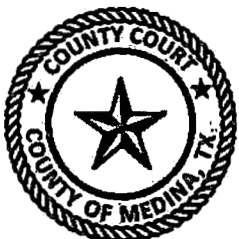
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 24-000048  
Receipt Number: 20240415000008  
Recorded Date/Time: April 15, 2024 08:57 AM  
User: Vangie G  
Station: ccscan3.medinacounty.local

**Record and Return To:**

BXM FUNDING LLC



**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