

NATIONSTAR MORTGAGE LLC (CXE)
 BOLAND, JOSEPH
 15826 KINNEY STREET, LA COSTE, TX 78039

CONVENTIONAL
 Firm File Number: 22-039141

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 18, 1996, JOSEPH C. BOLAND AND ERMELINDA BOLAND, as Grantor(s), executed a Deed of Trust conveying to GARRY MAURO, as Trustee, the Real Estate hereinafter described, to TEXAS VETERANS LAND BOARD in payment of a debt therein described. The Deed of Trust was filed in the real property records of MEDINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 86990 Volume 282, Page 1112, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, April 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **MEDINA COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Medina, State of Texas:

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.

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.

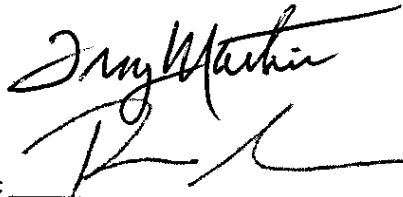
Property Address: 15826 KINNEY STREET
LA COSTE, TX 78039
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
8950 CYPRESS WATERS BOULEVARD
COPELL, TX 75019

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 §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE
Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez or Martha Rossington
750 TX-121 #100
Lewisville, TX 75067

WITNESS MY HAND this day January 24, 2024.


By: _____
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for The Veterans Land Board of the State of Texas

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 military service to the sender of this notice immediately.



VG-42-2024-24-000013

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 24-000013

Foreclosure Posting

Recorded On: January 25, 2024 08:24 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

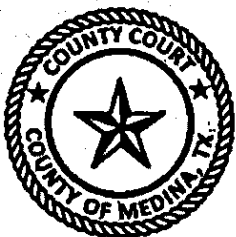
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000013
Receipt Number: 20240125000001
Recorded Date/Time: January 25, 2024 08:24 AM
User: Jaylen P
Station: cccash2

Record and Return To:

Martin Trustee



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