

92328.575.00 - ZIG ZAG AVENUE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JANUARY 10, 2025

NOTE: Secured Note, as renewed, modified, or extended, described as follows:

Date: June 1, 2023
Maker: TP KC, LLC
Payee: Foundation CREF Funding II, LLC
Original Principal Amount: \$502,100.00

DEED OF TRUST: Deed of Trust, Assignment of Leases and Rents, and Security Agreement described as follows:

Date: June 1, 2023
Grantor: TP KC, LLC
Trustee: Tolesoaz Corp. d/b/a Total Lender Solutions
Beneficiary: Foundation CREF Funding II, LLC
Recorded: Document No. 2023004818 Real Property Records, MEDINA County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-B

BORROWER: TP KC, LLC

PROPERTY: The real property described as follows:

Commonly known as: 897 ZIG ZAG AVENUE, DEVINE, TEXAS 78016

Legally described as: SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, 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 DEED***

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OF TRUST.

SUBSTITUTE TRUSTEE: MARK CUMMINGS, DICK VETTERS, JASON WEST,
MATTHEW JOHNSON, NICOLE CORREA, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

FEBRUARY 4, 2025, the first Tuesday of the month, to commence at 10:00 AM or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In MEDINA County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and 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 Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute 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 Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

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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.

EXECUTED effective as of JANUARY 10, 2025

SUBSTITUTE TRUSTEE

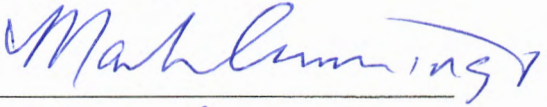
Sign: 
Print: Mark Cummins

Exhibit A - Legal Description

Tract III

All that certain tract or parcel of land lying and being situated in the County of Medina, State of Texas, and being out of the D. Lewis Original Survey No. 14, Abstract No. 656, and described by metes and bounds, as follows, to-wit:

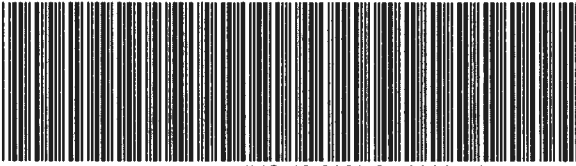
Beginning at a point being the Northwest corner of a five and one acre tract of land now owned by Agatha Stroud, being the northeast corner of this tract;

THENCE West and parallel with the Devine-Yancey Road for a distance of One Hundred Eleven and one Half (111 1/2) feet to a point for the North west corner of this tract;

THENCE South and parallel with the West side of Agatha Stroud's five and one-half acre tract, for a distance of One Hundred Twenty (120) feet to a point for the southwest corner of this tract;

THENCE East and parallel with the Devine-Yancey Road for a distance of One Hundred Eleven and one half (111 1/2) feet to the west line of the Agatha Stroud's five and one acre tract, for the southeast corner of this tract;

THENCE North and parallel with the west side of the Agatha Stroud's five acre tract, for a distance of One Hundred Twenty (120) feet, and to the place of beginning, being the Northeast corner of this tract.



VG-42-2025-25-000009

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000009

Foreclosure Posting

Recorded On: January 13, 2025 02:18 PM

Number of Pages: 5

" 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: 25-000009
Receipt Number: 20250113000045
Recorded Date/Time: January 13, 2025 02:18 PM
User: Johnny P
Station: ccscan1.medinacounty.local

Record and Return To:

west & west



**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