

Posted
HOUR 12:59

Notice of Trustee's Sale

DEC 11 2024

Date: November 19, 2024

Trustee: Kristen Quinney Porter

Trustee's Address: P.O. Box 312643, New Braunfels, Texas 78131-2643

Mortgagee: Southerland Utopia, LLC

Amount: Eighty-Three Thousand Nine Hundred and N0/100 Dollars (\$83,900.00)

GINA CHAMPION
County Clerk, Medina County, TX
By *[Signature]* Deputy

Deed of Trust

Date: September 14, 2023

Grantor: Shanisha Noble

Mortgagee: Southerland Utopia, LLC, a Delaware limited liability company

Recording information: Document No. 2023008152, Official Public Records, Medina County, Texas.

Assignment of Deed of Trust (Transfer of Lien)

Effective Date: February 8, 2024

Assignor: Southerland Utopia, LLC, a Delaware limited liability company

Assignee: Stephen Brents and Andrea Brents

Recording information: Document No. 2024002249, Official Public Records, Medina County, Texas.

Assignment of Deed of Trust (Transfer of Lien)

Date: August 16, 2024

Assignor: Stephen Brents and Andrea Brents

Assignee: Southerland Utopia, LLC, a Delaware limited liability company

Recording information: Document No. 2024007971, Official Public Records, Medina County, Texas.

Property: A 10.23 acre tract of land, located in the B.F.I & M. CO. Survey No. 141, Abstract No. 172, Medina County, Texas, and being a portion of a called 2805.70 acre tract of land as described in Document No. 2022004432 of the Official Public Records of Medina County, Texas. Said 10.23 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” in the south right-of-way line of F.M. 1796, an 80’ wide right-of-way, as shown on the Texas Department of Transportation (TxDOT) Right-Of-Way (ROW) Map, CSJ No. 595-2-2, the north line of said 2805.70 acre tract and for the northwest corner of the tract described herein, from which, a found TxDOT Type I Monument (damaged) for an angle in said right-of-way line and the north line of said 2805.70 acre tract bears, S 89° 42’ 45” W, a distance of 2410.03 feet;

THENCE: N 89° 42’ 45” E, with the south right-of-way line of F.M. 1796 and the north line of said 2805.70 acre tract, a distance of 495.01 feet to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for the northeast corner of the tract described herein, from which a found 5/8” iron rod in said right-of-way line, for the northeast corner of said 2805.70 acre tract and the northwest corner of a called 303.509 acre tract of land, as described in Volume 382, Page 901, of the Official Public Records of Medina County, Texas bears, N 89° 42’ 45” E, a distance of 2125.07 feet;

THENCE: Into said 2805.70 acre tract, the following three (3) courses:

1. S 00° 17’ 20” E, a distance of 900.19 feet to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for the southeast corner of the tract described herein,
2. S 89° 42’ 40” W, a distance of 495.01 feet to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for the southwest corner of the tract described herein, and
3. N 00° 17’ 20” W, a distance of 900.20 feet to the POINT OF BEGINNING and containing 10.23 acres of land more or less situated in Medina County, Texas.

County: Medina

Date of Sale: January 7, 2025

Time of Sale: Earliest time Sale will begin: 1:00pm. The sale shall be complete by 4:00 pm.


Place of Sale: 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 effective March 1, 2022, or as designated by the county commissioners.

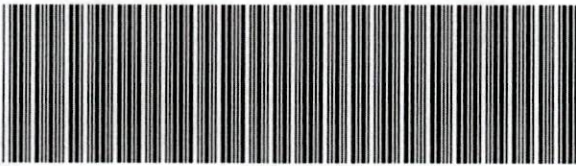
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Kristen Quinney Porter is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Kristen Quinney Porter



VG-42-2024-24-000155

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 24-000155

Foreclosure Posting

Recorded On: December 11, 2024 12:59 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: 24-000155
Receipt Number: 20241211000022
Recorded Date/Time: December 11, 2024 12:59 PM
User: Johnny P
Station: ccscan1.medinacounty.local

Record and Return To:

Kristen Quinney Porter, 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