

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 2nd day of December, 2025
Time: 1:00 PM or not later than three hours after that time
Place: AT Medina County Courthouse Annex, East Side, 1300 Avenue M, Hondo, TX 78861 in Medina County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: July 14, 2023
Grantor(s): Kayla R Rangel, an unmarried woman and Kevin Taylor, an unmarried man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for MORTGAGE SOLUTIONS OF COLORADO, LLC., its successors and assigns.
Original Principal: \$286,711.00
Recording Information: Deed Inst.# 2023006271,
Current Mortgagee/Beneficiary: MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL
Secures: The Promissory Note (the "Note") in the original principal amount of \$286,711.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Medina
Property Description: (See Attached Exhibit "A")
Property Address: 1741 County Rd 7711, Devine, TX 78016
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Mortgage Solutions Financial Servicing, a division of Mortgage Solutions of Colorado, LLC
Mortgage Servicer Address: 7450 Campus Dr. Suite 200, Colorado Springs, CO 80920

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

MORTGAGE SOLUTIONS FINANCIAL

/s/ Coury Jacobs

Coury Jacobs - Bar #: 24014306

Attorney for MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A

Coury.Jacobs@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Alexis Martin whose address is 1320 Greenway Dr. S. 780. I declare
Irving, TX 75038

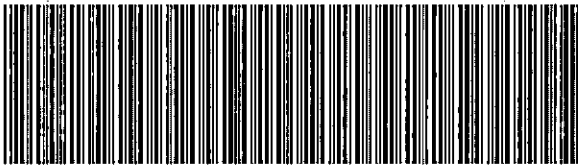
under penalty perjury that 11/10/2025 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Medina

County Clerk and caused it to be posted at the location directed by the Medina County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

**Lot 21, DEVINE OAKS ESTATES SUBDIVISION, in Medina County, Texas, according to the map or plat thereof recorded in
Cabinet 3, Slide 916, Plat Records of Medina County, Texas.**



VG-42-2025-25-000198

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000198

Foreclosure Posting

Recorded On: November 10, 2025 09:36 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

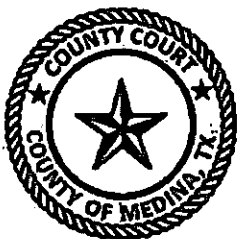
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000198
Receipt Number: 20251110000008
Recorded Date/Time: November 10, 2025 09:36 AM
User: Ruby G
Station: ccscan1.medinacounty.local

Record and Return To:

ALEXIS MARTIN



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