
**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT 11, BLOCK 13, HUNTERS RANCH SUBDIVISION, UNIT 6A, MEDIAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 52, MAP AND/OR PLAT RECORDS, MEDINA COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 16, 2020 and recorded on September 17, 2020 at Instrument Number 2020008520 in the real property records of MEDINA County, Texas, which contains a power of sale.

Sale Information: February 3, 2026, at 1:00 PM, or not later than three hours thereafter, at the 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. Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by PETER JOHN SEGOVIA AND SANDRA A. SEGOVIA secures the repayment of a Note dated September 16, 2020 in the amount of \$229,319.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

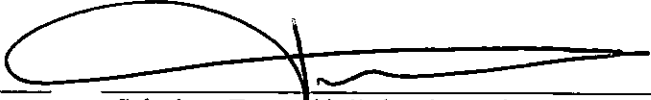
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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



Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

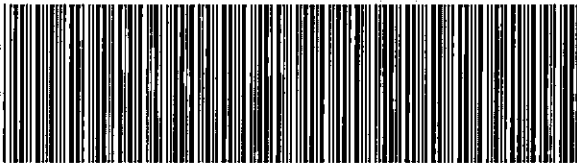
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309


Substitute Trusted(s): Deborah Martin, Troy Martin,
Alexis Martin, Cassie Martin, Terri Martin, Shelby
Martin, Martha Rossington, Vicki Rodriguez, Bob
Frisch, Wayne Daughtrey, Mary C. LaFond, Janice
Stoner, Daniel McQuade, Auction.com LLC||Cassie
Martin, Alexis Martin, Martha Rossington, Reyn
Rossington, Wayne Daughtrey, Shelby Martin, Terri
Martin, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Terri Martin, declare under penalty of perjury that on the 20th day of November, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MEDINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



VG-42-2025-25-000209

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000209

Foreclosure Posting

Recorded On: November 20, 2025 11:00 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

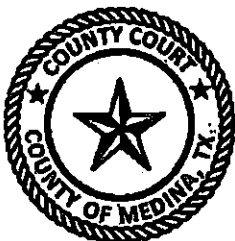
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000209
Receipt Number: 20251120000018
Recorded Date/Time: November 20, 2025 11:00 AM
User: Diamantina D
Station: CCFRONTWINDOW

Record and Return To:

TERRI 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