

25TX935-0096

755 COUNTY ROAD 480, CASTROVILLE, TX 78009

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 9-B, SANTLEBEN STAGECOACH HILLS, MEDINA COUNTY, TEXAS;
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE
43, PLAT RECORDS, MEDINA COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated September 24, 2007 and recorded on October 3, 2007 as Instrument
Number 2007008857 in the real property records of MEDINA County, Texas, which
contains a power of sale.

Sale Information:

March 03, 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, 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 TONIA V BALLARD AND WILLIAM T BALLARD
secures the repayment of a Note dated September 24, 2007 in the amount of
\$294,000.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar
Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current
mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.

Court Order:

A Home Equity Foreclosure Agreed Order was signed on December 3, 2025 in the 454th
District Court of Medina County under Cause No. 25-07-29799-CV. A copy of the Order
is attached hereto.

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.

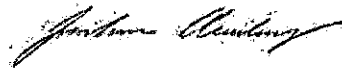


4863925

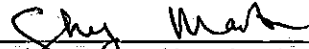
Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Reyn Rossington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George

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.



Miller, George & Suggs, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(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, Reyn Rossington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Shelby Martin, declare under penalty of perjury that on the 22 day of January, 2026, 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).

IN RE: ORDER FOR FORECLOSURE
CONCERNING 755 COUNTY ROAD 480,
CASTROVILLE, TX 78009
UNDER TEX. R. CIV. PROC. 736

PETITIONER:

NATIONSTAR MORTGAGE LLC

RESPONDENT(S):

TONIA V BALLARD AND WILLIAM T
BALLARD

IN THE DISTRICT COURT OF

FILED
HOUR 9:22am

DEC 03 2025
MEDINA COUNTY, TEXAS

CINDY FOWLER
Dist. Clerk, Medina County, Texas
By [Signature] Deputy

COURTHOUSE ANNEX JUDICIAL
DISTRICT

AGREED ORDER

1. On this day, the Court considered Petitioner's Agreed Order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

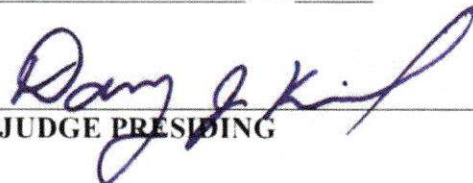
<p>TONIA V BALLARD 755 COUNTY ROAD 480 CASTROVILLE, TX 78009</p> <p>TONIA V BALLARD C/O LABECCA BUSELLI, ATTORNEY FOR THE ESTATE OF TONIA V. BALLARD 521 W. BEAUREGARD AVE. SAN ANGELO, TX 76903</p> <p>TONIA V BALLARD C/O VALLI DANEILLE DIMMERY, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF TONIA VALENTINA BALLARD 2251 NORTH 32ND STREET LOT 35 MESA, AZ 85213</p>	<p>WILLIAM T BALLARD 755 COUNTY ROAD 480 CASTROVILLE, TX 78009</p> <p>WILLIAM T BALLARD C/O TONIA VALENTINA BALLARD, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF WILLIAM THOMAS BALLARD 755 COUNTY ROAD 480 CASTROVILLE, TX 78009</p>
--	--

3. The Property that is the subject of this foreclosure proceeding is commonly known as 755 COUNTY ROAD 480, CASTROVILLE, TX 78009, with the following legal description:

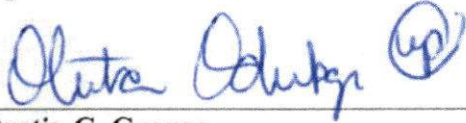
**LOT 9-B, SANTLEBEN STAGECOACH HILLS, MEDINA COUNTY, TEXAS;
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 43,
PLAT RECORDS, MEDINA COUNTY, TEXAS.**

4. The lien sought to be foreclosed is indexed or recorded at Instrument Number 2007008857 and recorded in the real property records of MEDINA County, Texas.
5. The material facts establishing Respondent's default on the loan are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's Agreed Order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. Petitioner and Respondent agree that Petitioner can proceed with foreclosure only after providing Respondent a formal written response either approving or denying the short sale proposal filed with Petitioner.
9. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this _____ day of 3 DEC 25, 20_____.


JUDGE PRESIDING

Agreed:



Dustin C. George

Texas Bar No. 24065287

dgeorge@mgs-legal.com

Jonathan Andring

Texas Bar No. 24094512

jandring@mgs-legal.com

MILLER, GEORGE & SUGGS, PLLC

6080 Tennyson Parkway, Suite 100

Plano, TX 75024

Phone: 972-532-0128

Fax: 214-291-5507

Attorneys for Petitioner

and

/s/ Labecca Buselli

Labecca Buselli

Texas Bar No. 24072013

lbuselli@smithrose.com

SMITH • ROSE • FINLEY

A Professional Corporation

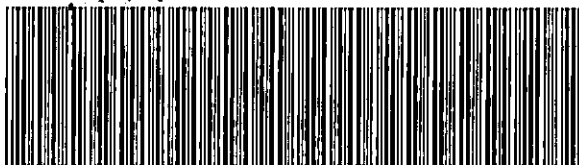
P.O. Box 2540

San Angelo, Texas 76902-2540

Phone: 325-653-6721

Fax: 325-653-9580

Attorneys for Respondents



VG-42-2026-26-000013

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000013

Foreclosure Posting

Recorded On: January 22, 2026 10:48 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

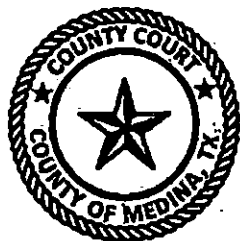
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000013
Receipt Number: 20260122000020
Recorded Date/Time: January 22, 2026 10:48 AM
User: Diamantina D
Station: CCFRONTWINDOW

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