

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MEDINA County**

**Deed of Trust Dated:** January 3, 2017

**Amount:** \$58,805.00

**Grantor(s):** JEFFERY KEENE

**Original Mortgagee:** VETERANS LAND BOARD OF THE STATE OF TEXAS

**Current Mortgagee:** Veterans Land Board of the State of Texas

**Mortgagee Address:** Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 2017000091

**Legal Description:** 2.26 ACRES OF LAND BEING LOT 15, BLOCK 1, SUMMIT RIDGE, UNIT 1, A SUBDIVISION IN MEDINA COUNTY, TEXAS ACCORDING TO PLAT RECORDED UNDER VOLUME 10, PAGE 154 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS.

WHEREAS JEFFERY KEENE is deceased.

**Date of Sale:** February 4, 2025 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the MEDINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TROY MARTIN OR DEBORAH MARTIN, AMY ORTIZ, DANIEL MCQUADE, VANNA HO, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BOB FRISCH, WAYNE DAUGHTREY, VICKI RODRIGUEZ, MARTHA ROSSINGTON, REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON, DEANNA RAY OR CHRIS LAFOND, MARY C. LAFOND, JANICE STONER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

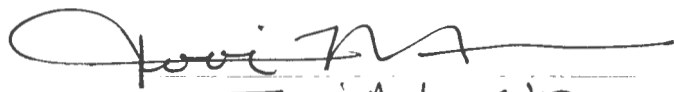
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

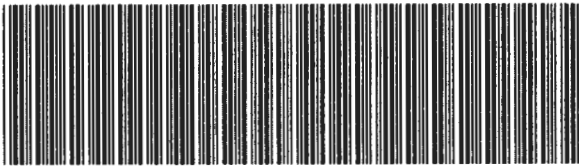
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ARZANABE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-001673



Printed Name: Terri Martin  
c/o Tejas Trustee Services  
14800 Landmark Blvd. Suite 850  
Addison, TX 75254



\*VG-42-2025-25-000015\*

**Medina County  
Gina Champion  
Medina County Clerk**

**Instrument Number:** 25-000015

Foreclosure Posting

Recorded On: January 14, 2025 11:19 AM

Number of Pages: 2

**" 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: 25-000015  
Receipt Number: 20250114000036  
Recorded Date/Time: January 14, 2025 11:19 AM  
User: Johnny P  
Station: ccscan1.medinacounty.local

**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