

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: November 26, 2024

Deed of Trust

Date: January 6, 2023

Grantor: Mario M. Ponce

Grantor's County: Medina

Beneficiary (or Holder): Forest Devine Creek, LLC

Trustee: Judith A. Gray

Substitute Trustee: Patrick Moore, Aaron Alaniz or Uriel Lara
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

Recording Information: Document Number 2023000242 in the Official Records, Medina County, Texas

Property: Lot 26, Forest Creek Subdivision, Medina County, Texas, according to the map or plat thereof recorded as Document No. 2021011643, Cabinet 3 Slide 983 in the Official Records of Medina County, Texas.

Note

Date: January 6, 2023

Amount: \$87,000.00

Debtor: Mario M. Ponce

Holder: Forest Devine Creek, LLC

Date of Sale of Property: January 7, 2025

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The Medina County Courthouse Annex, Hondon, Texas, or any place designated by the Medina County Commissioner's Court.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.


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.

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.

Posted
HOUR 1:29pm

DEC 10 2024

GINA CHAMPION
County Clerk, Medina County, TX
By J. Pranday Deputy


Uriel Lara, Substitute Trustee



VG-42-2024-24-000150

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 24-000150

Foreclosure Posting

Recorded On: December 10, 2024 01:31 PM

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: 24-000150
Receipt Number: 20241210000022
Recorded Date/Time: December 10, 2024 01:31 PM
User: Vanessa W
Station: ccscan3.medinacounty.local

Record and Return To:

URIEL LARA



**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