

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, APOLONIO SOLIS AND WIFE, LILLEY SOLIS delivered that one certain Deed of Trust dated APRIL 8, 2009, which is recorded in INSTRUMENT NO. 2009002427 of the real property records of MEDINA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$63,085.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

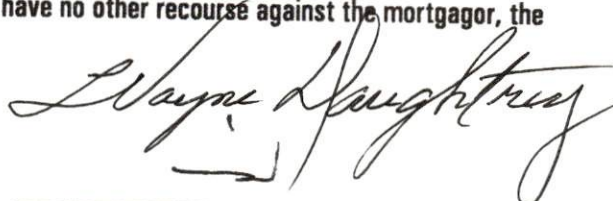
THEREFORE, NOTICE IS HEREBY GIVEN that on MAY 6, 2025, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT FIFTY-SEVEN (57), CATTLEMAN'S CROSSING SUBDIVISION, UNIT ONE, MEDINA COUNTY, TEXAS ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGES 54-57, PLAT RECORDS, MEDINA COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of MEDINA County, Texas, for such sales (OR AT THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, NEAR THE FRONT ENTRANCE).

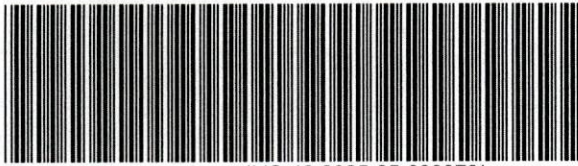
BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is WESTSTAR MORTGAGE CORPORATION, 8814 HORIZON BLVD NE, STE. 100, ALBUQUERQUE, NEW MEXICO 87113. The name and address of the Mortgage Servicer is WESTSTAR MORTGAGE CORPORATION, P.O. BOX 25400, ALBUQUERQUE, NM 87125. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: APRIL 14, 2025.



Wayne Houghton

SUBSTITUTE TRUSTEE(S)



VG-42-2025-25-000070

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000070

Foreclosure Posting

Recorded On: April 14, 2025 11:15 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: 25-000070
Receipt Number: 20250414000014
Recorded Date/Time: April 14, 2025 11:15 AM
User: Leeann Q
Station: ccfrontdesk1

Record and Return To:

WAYNE C DAUGHTREY



**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