

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 116952-TX

Date: December 12, 2024

County where Real Property is Located: Medina

ORIGINAL MORTGAGOR: JOSEPH M. BATOT, A SINGLE MAN AND KIMBERLY A.  
KONONCHUK, A SINGLE WOMAN

ORIGINAL MORTGAGEE: ACCUBANC MORTGAGE CORPORATION, A CORPORATION

CURRENT MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE  
TRUSTEE OF CIM TRUST 2020-R1

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 12/2/1996, RECORDING INFORMATION: Recorded on 12/5/1996, as Instrument No.  
87820 in Book 286 Page 49

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 8, BLOCK A, CREEKWOOD RANCHES  
SUBDIVISION, UNIT 1, IN MEDINA COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN  
VOLUME 6, PAGES 22 AND 23, MEDINA COUNTY PLAT RECORDS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **1/7/2025**, the foreclosure sale will be conducted in **Medina** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

FAY SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2020-R1 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS  
CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2020-R1  
c/o FAY SERVICING, LLC  
1601 LBJ Freeway, Suite 150  
Farmers Branch, TX 75234

Matter No.: 116952-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

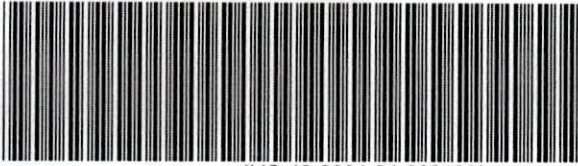
**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, ALEXIS MARTIN, MARTHA ROSSINGTON, REYN ROSSINGTON, WAYNE DAUGHTREY, SHELBY MARTIN, TERRI MARTIN, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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.**



By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036



\*VG-42-2024-24-000160\*

**Medina County  
Gina Champion  
Medina County Clerk**

**Instrument Number:** 24-000160

Foreclosure Posting

Recorded On: December 17, 2024 03:21 PM

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: 24-000160  
Receipt Number: 20241217000038  
Recorded Date/Time: December 17, 2024 03:21 PM  
User: Vanessa W  
Station: ccscan3.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