

C&M No. 44-26-02388/ FILE NOS

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 03, 2017 and recorded under Clerk's File No. 2017002437, in the real property records of MEDINA County Texas, with Antonio Paez, joined herein pro forma by his wife, Lori Paez Lira as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wallick and Volk, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Antonio Paez, joined herein pro forma by his wife, Lori Paez Lira securing payment of the indebtedness in the original principal amount of \$84,550.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Antonio Paez. NewRez LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

#### Legal Description:

**1.00 ACRE OF LAND OUT OF LOT 11A, BLOCK 9, SAN ANTONIO TRUST SUBDIVISION OF LANDS, MEDINA COUNTY, TEXAS, AS DESCRIBED IN VOLUME 389, PAGES 751 OF THE REAL PROPERTY RECORDS OF MEDINA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

**Date of Sale: 07/07/2026**

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

**Location of Sale:** The place of the sale shall be: MEDINA County Courthouse, Texas at the following location: The East side of the Medina County courthouse Annex, Near the front entrance designated as the location for all foreclosure sales, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the

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mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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.

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**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.**

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 Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Terri Martin, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 05/26/2026.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Alexis Martin  
Printed Name: Alexis Martin

C&M No. 44-26-02388

## METES AND BOUNDS DESCRIPTION OF

1.00 acre of land out of Lot 11A, Block 9, San Antonio Trust Subdivision of Lands, Medina County, Texas, as described in Volume 389, Pages 751 of the Real Property Records of Medina County, Texas, being more particularly described as follows:

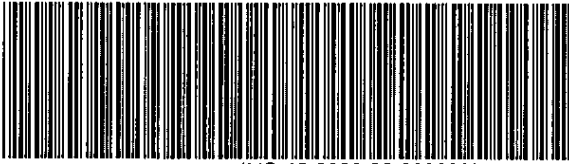
BEGINNING at a 4X4 steel fence post on the west right-of-way line of County Road 5716, the southeast corner of this tract, and the northeast corner of a Lot 1, George Munoz Subdivision, as recorded in Volume 8 Page 58 of the Medina County Plat Records;

THENCE West 544.50 feet with the north line of Lot 1 and generally following a wire fence, to a found #4 rebar, the lower southeast corner of a 10.00 acre tract described in Volume 526 Page 232 of the Real Property Records of Medina County, Texas, and the southwest corner of this tract;

THENCE North 80.00 feet generally following a wire fence, to the northwest corner of this tract, and a reentrant corner of the 10.00 acre tract, from which a steel fence post bears N69° 15' 58"E 1.01 feet;

THENCE East for 544.50 feet with the upper south line of the 10.00 acre tract and generally following a wire fence to the northeast corner of this tract and the upper southeast corner of the 10.00 acre tract, on the west right-of-way of County Road 5716, from which a 4X4 steel fence post bears S79° 44' 04"E 0.79 feet;

THENCE South for 80.00 feet with the west right-of-way line of County Road 5716 and generally following a steel fence, to the POINT OF BEGINNING, containing 1.00 acre of land.



\*VG-42-2026-26-000092\*

Medina County  
Gina Champion  
Medina County Clerk

Instrument Number: 26-000092

Foreclosure Posting

Recorded On: May 28, 2026 09:15 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

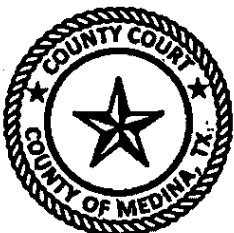
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000092  
Receipt Number: 20260528000014  
Recorded Date/Time: May 28, 2026 09:15 AM  
User: Jaylen P  
Station: cccash2

**Record and Return To:**

martin alexis tr



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