

SELECT PORTFOLIO SERVICING, INC. (SPS)
RAMIREZ, MICHAEL
865 COUNTY RD 6610, DEVINE, TX 78016

CONVENTIONAL
Firm File Number: 23-040618

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 20, 2007, MICHAEL A. RAMIREZ, SR., as Grantor(s), executed a Texas Home Equity Security Instrument conveying to LAURO G. GONZALEZ, as Trustee, the Real Estate hereinafter described, to HSBC CREDIT CENTER, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **MEDINA** COUNTY, TX and is recorded under Clerk's File/Instrument Number 2007002587 Volume 664, Page 753, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, September 2, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **MEDINA** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Medina, State of Texas:

A PARCEL OF LAND, BEING 1.772 ACRES, SAID PARCEL IS A PART OF LOT 22, BLOCK 33 OF THE SAN ANTONIO TRUST SUBDIVISION OF LANDS, AS RECORDED IN VOLUME 2 PAGE 2 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS AND A PART OF A 12.00 ACRE PARCEL OF LAND CONVEYED TO JOSE AND CARMEN RAMIREZ, APRIL 20TH, 1965 DESCRIBED IN A CONVEYANCE RECORDED IN THE DEED RECORDS OF MEDINA COUNTY, TEXAS. SAID PARCEL IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS DESCRIBED PARCEL OF LAND, AND THE CENTERLINE OF COUNTY ROAD 6610;

THENCE SOUTH 89° 57' 57" EAST, 256.07 FEET, WITH SAID CENTERLINE TO THE NORTHEAST CORNER;

THENCE SOUTH 00° 00' 25" EAST, AT 18.00 FEET A SET ½" REBAR STAKE AND AT 188.06 FEET, A SET ½" REBAR STAKE AND A CORNER;

THENCE SOUTH 00° 22' 36" EAST, 368.09 FEET, TO THE SOUTHEAST CORNER, AND A SET ½" REBAR STAKE;

THENCE NORTH 90° 00' 00" WEST, 141.65 FEET, TO A SET ½" REBAR STAKE THE SOUTHWEST CORNER AND THE EAST LINE OF A CANAL;

THENCE NORTH 07° 23' 44" WEST, 67.52 FEET, WITH SAID CANAL;

THENCE 178.11 FEET ALONG A 159.37 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 64° 02' 05", AND THE LONG CHORD OF WHICH MEASURES NORTH 39° 34' 46" WEST, 168.98 FEET, TO A SET ½" REBAR STAKE;

THENCE NORTH 00° 15' 40" WEST, 170.17 A SET ½" REBAR STAKE AND AT 163.12 FEET, THE POINT OF BEGINNING.

TAX MAP OR PARCEL ID NO.: R24659

Property Address:	865 COUNTY RD 6610 DEVINE, TX 78016
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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.

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

SUBSTITUTE TRUSTEE

Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day July 11, 2025.



By: 

Ronny George

Texas Bar No. 24123104

Grant Tabor

Texas Bar No. 24027905

Kathryn Dahlin

Texas Bar No. 24053165

rgeorge@logs.com

13105 Northwest Freeway, Suite 960

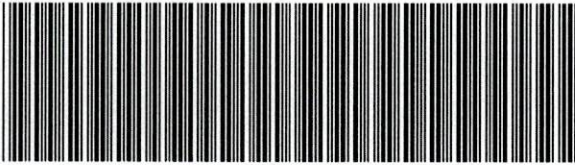
Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for LSF8 Master Participation Trust

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 military service to the sender of this notice immediately.



VG-42-2025-25-000127

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000127

Foreclosure Posting

Recorded On: July 17, 2025 08:55 AM

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: 25-000127
Receipt Number: 20250717000006
Recorded Date/Time: July 17, 2025 08:55 AM
User: Jaylen P
Station: cccash2

Record and Return To:

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