

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated December 20, 2021 and recorded on December 20, 2021 as Instrument Number 2021013851 in the real property records of MEDINA County, Texas, which contains a power of sale.

Sale Information: November 04, 2025, at 1:00 PM, or not later than three hours thereafter, at the area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861, near the front entrance, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JESSICA I CUENCA AND SAILY J ZETINO PEREZ secures the repayment of a Note dated December 20, 2021 in the amount of \$245,471.00. CROSSCOUNTRY MORTGAGE, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

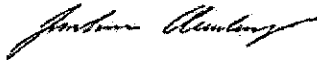


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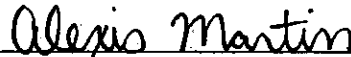
Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Reyn Rossington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Michelle Alnis, Anna Tomey, Nancy Gomez, Leo Gomez Ed Henderson, Lynn Bekken, Anita Shackelford, Stephanie Riojas, ServiceLink Agency Sales and Posting, LLC, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Reyn Rossington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Michelle Alnis, Anna Tomey, Nancy Gomez, Leo Gomez Ed Henderson, Lynn Bekken, Anita Shackelford, Stephanie Riojas, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Alexis Martin, declare under penalty of perjury that on the 14 day of October, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MEDINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

METES AND BOUNDS

Being 0.234 acres of land, more or less, consisting of a portion of Lot 32, Block 10, New City Block 136, Colonial Oaks, a subdivision situated in the City of Devine, Medina County, Texas, according to the map or plat thereof recorded in Volume 1, Page 72, Plat Records, Medina County, Texas, and being that same property described in a General Warranty Deed recorded in Document Number 2015001130, Official Public Records, Medina County, Texas, as affected by a Boundary Line Agreement recorded in Volume 267, Page 385, Official Public Records, Medina County, Texas; said 0.234 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the shared northeast corner of this 0.234 acres and said Lot 32, same being the intersection of the West Right-of-Way of Oakridge Avenue and the South Right-of-Way of Mockingbird Lane, same also being the **POINT OF BEGINNING**;

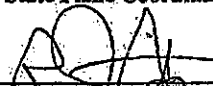
THENCE along the West Right-of-Way of said Oakridge Avenue, South 02 degrees 52 minutes 44 seconds West (called South 00 degrees 49 minutes 34 seconds East) at a distance of 126.75 feet pass a 1/2-inch iron rod found out to the left a distance of 0.48 feet, and continuing for a total distance of 129.74 feet (called 129.80 feet) to an angled 1/2-inch iron rod found for the shared southeast corner of this 0.234 acres and said Lot 32, same being the intersection of the West Right-of-Way of said Oakridge Avenue and the North Right-of-Way of a 12-foot Alley;

THENCE along the North Right-of-Way of said 12-foot Alley, North 86 degrees 26 minutes 19 seconds West (called South 89 degrees 51 minutes 14 seconds West), a distance of 78.58 feet (called 78.50 feet) to a 1/2-inch iron rod found for the southwest corner of this 0.234 acres, same being the southeast corner of the Mary G. Weber Tract (Volume 6, Page 735);

THENCE along the line common to this 0.234 acres and said Weber Tract, North 02 degrees 54 minutes 55 seconds East (called North 00 degrees 49 minutes 30 seconds West), a distance of 130.00 feet to a 1/2-inch iron rod capped "WALS" set for the northwest corner of this 0.234 acres, from which a 3/8-inch iron rod found bears North 86 degrees 23 minutes 01 seconds West, a distance of 81.84 feet, same set 1/2-inch iron rod being the northeast corner of said Weber Tract and on the South Right-of-Way of said Mockingbird Lane;

THENCE along the South Right-of-Way of said Mockingbird Lane, South 86 degrees 15 minutes 00 seconds East (called North 90 degrees 00 minutes 00 seconds East), a distance of 78.50 feet to the **POINT OF BEGINNING**, and containing 0.234 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.


Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5388
December 03, 2021

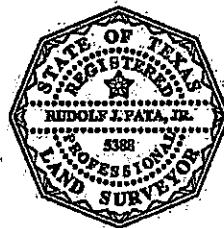
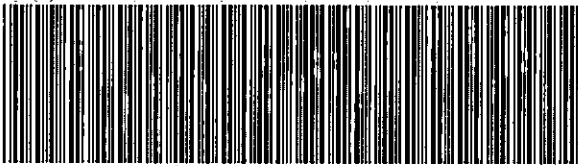


Exhibit " A "



VG-42-2025-25-000181

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000181

Foreclosure Posting

Recorded On: October 14, 2025 09:57 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

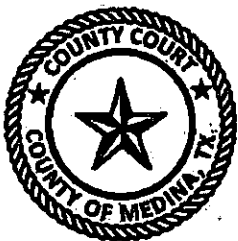
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000181
Receipt Number: 20251014000020
Recorded Date/Time: October 14, 2025 09:57 AM
User: Jaylen P
Station: cccash2

Record and Return To:

Martin - 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