

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Deed of Trust executed by Maria Elena Chavez, of 9126 Ridge Path, San Antonio, TX 78250, and duly recorded ad DOC # 2024003527, Official Public Records of Bexar County, Texas, I will, as Trustee under said Deed of Trust, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, October 7, 2025 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, before the Courthouse door of Medina County, Texas, in Hondo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

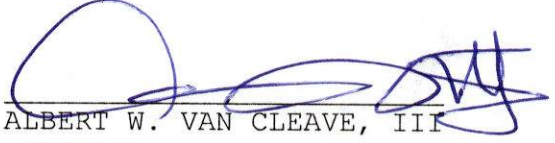
Being a 5.219-acre tract of land situated in the F. BURREL SURVEY No. 68, ABSTRACT No. 1817, and the A. Haby SURVEY No. 398, ABSTRACT NO. 1824 of Medina County, Texas, same being Lot 41, of Lakeview Subdivision, Unit II, a subdivision in Medina County, Texas according to the Plat thereof recorded in Volume 7, Page 73, Plat Records of Medina County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance of the note including accrued interest and attorney fees to date is now the sum of \$27,000.00 as of August 30, 2025, plus the accrued interest at a rate of 18%, and additional attorney's fees for a total sum of \$27,700.00. The debt has been matured because of the failure to make payment due

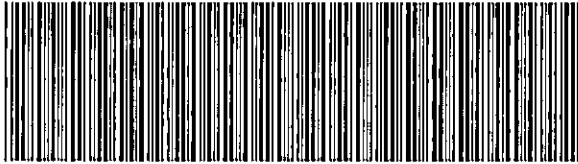
under the Real Estate Lien Note secured by the Deed of Trust in the full amount of \$27,700.00 as of September 1, 2025, plus the accrued interest at a rate of 18% thereafter.

The beneficial interest under the Deed of Trust and the obligations secured by the Deed of Trust are held by Sami Ismail

Executed this 3 day of Sept, 2025,

  
ALBERT W. VAN CLEAVE, III  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas 78201

Tel (210) 341-6588



\*VG-42-2025-25-000161\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number: 25-000161**

Foreclosure Posting

Recorded On: September 09, 2025 11:00 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$2.00

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

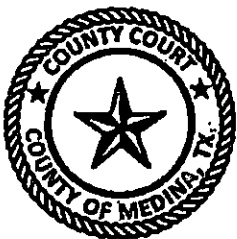
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 25-000161  
Receipt Number: 20250909000016  
Recorded Date/Time: September 09, 2025 11:00 AM  
User: Kimberly B  
Station: CCMARRIAGE1

**Record and Return To:**

LAW OFFICE OF ALBERT W VAN CLEAVE III PLLC



**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