

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: December 02, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE AREA IN FRONT OF THE NORTH DOOR OF THE MEDINA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 29, 2012 and recorded in Document DOCUMENT NO. 2012002887; AS AFFECTED BY MODIFICATION AGREEMENTS INSTRUMENT NOS. 2014033351, 2016004646, 2018007841, AND 2022-2022012727 real property records of MEDINA County, Texas, with RAMON GARCIA SPOUSE OF ROSE GARCIA, grantor(s) and PRIORITY BANK, FSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAMON GARCIA SPOUSE OF ROSE GARCIA, securing the payment of the indebtednesses in the original principal amount of \$115,373.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK FSB is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. PRIORITY BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIORITY BANK
400 WEST COMMERCIAL STREET
OZARK, AR 72949





VG-42-2025-25-000197

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000197

Foreclosure Posting

Recorded On: November 10, 2025 09:32 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: 25-000197
Receipt Number: 20251110000007
Recorded Date/Time: November 10, 2025 09:32 AM
User: Diamantina D
Station: CCFRONTWINDOW

Record and Return To:

ALEXIS 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