

Devine Peanut Farm, Ltd., Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Gary C. Chavez  
Michele R. Lincoln  
523 Erna Dr, Converse TX 78109  
Sent via first class mail and CMRR # 9489 0178 9820 3046 6960 96 on 12.16.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Gary C. Chavez and Michele R. Lincoln executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Medina County, Texas and is recorded under Clerk's File/Instrument Number 2022001321, to which reference is 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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of January, 2026

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Medina County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

FIELD NOTES TO DESCRIBE An .13 Acre Tract of land (Tract 15) being situated about 24.0 miles S 39° E of Hondo in Medina County, Texas, being out of Survey No. 24, Abstract No. 385, F. J. Forst, original grantee, County, Texas, being out of a 316 Acre Tract conveyed from R. Roy Jones III to Devine Peanut Farm, Ltd. by deed dated December 23, 1998 and recorded in Volume 366, Page 437 of the Official Public Records of Medina County, Texas, and being more particularly described as follows: BEGINNING: At a 5/8" iron pin set under fence in the West line of Survey No. 5 and County Road 777 and the East fine of Survey No. 24 and said 316 Acre Tract for the upper Southeast corner of a 12.17 Acre Tract {Tract 16, this day surveyed} and the Northeast corner of this tract from which a 4" cedar post found for the Northeast corner of Lot 11 of Devine Oaks Estates Subdivision (Cabinet 3, Slide 916, Plat Records} and said 316 Acre Tract bears N 04° 31' 18"E 3195.32 feet; THENCE: \$04° 31' 18" W 30,00 feet along a fence with the West line of Survey No. 5 and said county and the East line of Survey No. 24 and said 316 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 1.032 Acre Tract (Volume 190, Page \$34, road

Official Public Records) and the upper Southeast corner of his tract; THENCE; N 87° 25' 4" W 293.98 feet into said 316 Acre Tract to a 1/2" iron pin found for the Northwest corner of said 1.032 Acre Tract and on interior corner of this tract; THENCE: S04° 42' 47" w 365.62 feet with the West line of said 1.032 Acre Tract and a 4.000 Acre Tract {Volume 257, Page 236, Official Public Records] to a 5/8" Iron pin set for the upper Northeast corner of an 11.10 Acre Tract [Tract 18, this day surveyed] and the lower Southeast corner of this tract; THENCE: - N 85° 48' 02" W 1201.76 feet to a 5/8" Iron pin set for the Northwest corner of said H.AU Acre Tract and the Southwest corner of this tract; THENCE; 04° 395.59 N 11° 58" E feet to a 5/8" iron pin set for an interior corner of said 12.17 Acre Tract and the Northwest corner of this tract; THENCE; the upper South line of said 12.17 Acre Tract and the North line of this tract as follows: \$85° 48' 02" E 1204.19 feet to a 5/8" iron pin set for an angle point; \$87° 25' 14" E 295.00 feet to the POINT OF BEGINNING

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

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. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Carrie Breneiser  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136



\*VG-42-2025-25-000223\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number: 25-000223**

Foreclosure Posting

Recorded On: December 16, 2025 11:22 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 \*\*\*\*\***

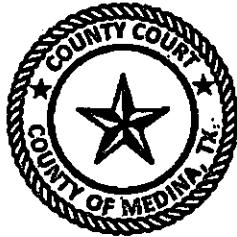
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 25-000223  
Receipt Number: 20251216000030  
Recorded Date/Time: December 16, 2025 11:22 AM  
User: Jaylen P  
Station: cccash2

**Record and Return To:**

Carrie Bremesier



**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