

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of February, 2026
Time: 1pm or not later than three hours after that time
Place: AT The East side of the Medina County courthouse Annex, Near the front entrance designated as the location for all foreclosure sales. or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Medina County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 9, 2014
Grantor(s): Melven E. Belt III and Sarah J. Dzikowski, Husband and Wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company Ltd, its successors and assigns
Original Principal: \$208,768.00
Recording Information: Deed Inst.# 2014032017,
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$208,768.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Medina
Property Description: (See Attached Exhibit "A")
Property Address: 136 Elisabeth Run, San Antonio, TX 78253
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306
Attorney for Nationstar Mortgage LLC
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting:

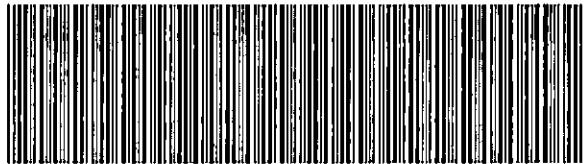
I am Terri Martin whose address is 1320 Greenway Dr. Ste 780
under penalty perjury that 12/30/25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Medina
County Clerk and caused it to be posted at the location directed by the Medina County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Lot 1, Block "30", of REDBIRD RANCH UNIT-4D, a subdivision in Medina County, Texas, according to the map or plat thereof recorded in Volume 10, page 190, Plat Records Of Medina County, Texas.

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VG-42-2025-25-000226

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000226

Foreclosure Posting

Recorded On: December 30, 2025 12:12 PM

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: 25-000226
Receipt Number: 20251230000023
Recorded Date/Time: December 30, 2025 12:12 PM
User: Diamantina D
Station: CCFRONTWINDOW

Record and Return To:

TERRI 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

