

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 18, 2025

Trustee: RAY M. SCHNEIDER

Mortgagee: SUNBELT ESTATES L.L.C.

Note: FIFTY-SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS
(\$56,750.00)

Deed of Trust

Date: MAY 5, 2014

Grantor: JESUS TORRES

Mortgagee: SUNBELT ESTATES L.L.C.

Recording Information: 2014031768 and a Transfer of Lien filed under County
Clerks' File No. 2014031811

Property: 5.075 ACRES - ZIGZAG RD more fully described in Exhibit "A"

County: MEDINA

Trustee's/Substitute Trustee's Name: RAY M. SCHNEIDER / BECKY
GUSTAMANTE

Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007

Date of Sale (first Tuesday of month): AUGUST 5, 2025

Time of Sale: The sale shall begin no earlier than 1:00 PM or no later than three
hours thereafter.

Place of Sale: 1100 16TH ST., HONDO, TX 78861, or as designated by the County
Commissioners' Court

RAY M. SCHNEIDER is Trustee under the Deed of Trust/Mortgagee has appointed BECKY GUSTAMANTE as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.


BECKY GUSTAMANTE, Trustee

ACKNOWLEDGMENT


THE STATE OF TEXAS

COUNTY OF HARRIS:

Before me the undersigned authority, on this day appeared **BECKY GUSTAMANTE, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

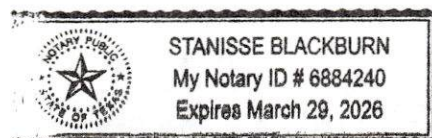
Given under my hand and seal of office on this the _____ day of **June, 2025**.

My commission Expires: 03/29/2026


Notary Public in and for the state of Texas

Notary's Printed name: Stanisse Blackburn

ZIGZAG-111



THE STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Sunbelt Estates, LLC

FIELD NOTES TO DESCRIBE

A survey of 5.075 acres of land situated just Southwest of the Corporate Limits of the City of Devine, in Medina County, Texas, out of Survey No. 1, Abstract No. 713, F. Niggli, original Grantee, being a portion of that certain 61.348 acres of land described in a Deed to Millennium Interests, Ltd. from James L. Nowlin, Independent Executor of the Estate of Roberta Howard Nowlin, Deceased, dated June 23, 2011, as recorded in Volume 818 on Page 1133 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

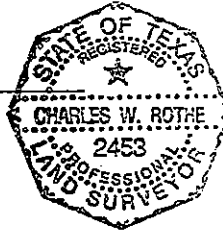
- BEGINNING: At a 5/8" iron pin set in fence on the East line of County Road 5710 (Zig Zag Road) and the West line of said 61.348 acres of land for the Southwest corner of a certain 5.081 acre tract of land, this day surveyed, and the Northwest corner of this survey from which the Southwest end of a cutback line connecting the East line of said County Road 5710 (Zig Zag Road) and the South R.O.W. line of F.M. Highway 2200 bears N 01-57-32 W 840.69 feet;
- THENCE: Along the South line of said 5.081 acre tract of land, East 965.07 feet to a 5/8" iron pin set on the West line of that certain 10.000 acre tract of land described in a Deed to Chris L. Davis, et ux from Sunbelt Estates, L.L.C., dated August 11, 2011, as recorded in Volume 823 on Page 414 of the aforementioned Official Public Records, for the Southeast corner of said 5.081 acre tract of land and the Northeast corner of this survey;
- THENCE: Along the West line of said 10.000 acre tract of land, S 01-26-04 E 229.63 feet to a 5/8" iron pin set by a 3" diameter pipe corner post on the North line of a certain 5.240 acre tract of land, this day surveyed, for the Southwest corner of said 10.000 acre tract of land and the Southeast corner of this survey;
- THENCE: Along the North line of said 5.240 acre tract of land, the North line of a certain 5.232 acre tract of land, this day surveyed, and the North line of that certain 5.224 acre tract of land described in a Deed to Ralph Rodriguez and Rosa Santoya from Sunbelt Estates, L.L.C., dated February 29, 2012, as recorded in Volume 847 on Page 911 of the said Official Public Records, West 960.99 feet to a 5/8" iron pin set in fence on the East line of said County Road 5710 (Zig Zag Road) and the West line of said 61.348 acres of land for the Northwest corner of said 5.224 acre tract of land and the Southwest corner of this survey;
- THENCE: Generally along fence, the East line of said County Road 5710 (Zig Zag Road), and the West line of said 61.348 acres of land, N 02-27-10 W 229.76 feet to the POINT OF BEGINNING.

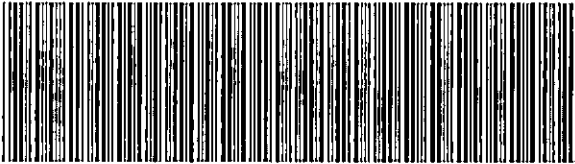
The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this 24th day of August, 2013.

Charles W. Rothe

Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160





VG-42-2025-25-000109

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000109

Foreclosure Posting

Recorded On: June 18, 2025 01:04 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

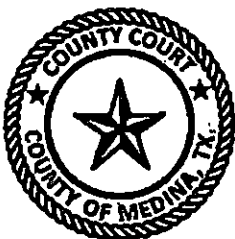
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000109
Receipt Number: 20250618000031
Recorded Date/Time: June 18, 2025 01:04 PM
User: Kimberly B
Station: CCMARRIAGE1

Record and Return To:

BECKY GUSTAMANTE



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