

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

Arturo Terrazas

Karina Terrazas

1266 CR 770, Natalia, TX 78059

Sent via first class mail and CMRR # 9489 0178 9820 3031 7013 30 on 1.14.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Arturo Terrazas and Karina Terrazas 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 2021006068, 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 4<sup>th</sup> day of February, 2025

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:

An 11.28 Acre Tract of land {Tract 11} 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, being out of a 316 Acre Tract conveyed from R. Roy Jones II 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 line of Survey No. 24 and said 316 Acre Tract for the Southeast corner of an 11.30 Acre Tract {Tract 10, this day surveyed) and the Northeast corner of this tract from which a 14" cedar post found for the Northeast corner of Lot 1 11 of Devine Oaks Estates Subdivision (Cabinet 3, Slide 916, Plat Records) and said 316 Acre Tract bears N 04° 31' 18" E 2385.29 feet; THENCE: S 04° 31' 18" W 369.15 feet along a fence with the West line of Survey No. 5 and said county road and the East line of Survey No. 24 and said 316 Acre Tract to a 5/8" iron pin set for the lower Northeast corner of a 12.96 Acre Tract [Tract 12, this day surveyed) and the Southeast corner of this tract; THENCE: N 85° 48' 02" W 1330.46 feet into said 316 Acre Tract to a 5/8" iron pin set for an interior corner

of said 12.96 Acre Tract and the Southwest corner of this tract; THENCE: N 04° 1 11'58" E 369.15 feet to a 5/8" iron pin set for the upper Northeast corner of said 12.96 Acre Tract, the lower Southeast corner of a 12.98 Acre Tract (Tract 9, this day surveyed), the Southwest corner of said 11.30 Acre Tract, and the Northwest corner of this tract; THENCE: S85° 48' 02" E 1332.54 feet to the POINT OF BEGINNING. Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

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.



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



\*VG-42-2025-25-000016\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number:** 25-000016

Foreclosure Posting

Recorded On: January 14, 2025 11:59 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: 25-000016  
Receipt Number: 20250114000040  
Recorded Date/Time: January 14, 2025 11:59 AM  
User: Johnny P  
Station: ccscan1.medinacounty.local

**Record and Return To:**

BRENEISER CARRIE



**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