

25TX267-0474
351 COUNTY ROAD 4631, HONDO, TX 78861

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated May 11, 2023 and recorded on May 12, 2023 as Instrument Number 2023004034 in the real property records of MEDINA County, Texas, which contains a power of sale.

Sale Information: October 07, 2025, at 1:00 PM, or not later than three hours thereafter, at the area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861, near the front entrance, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by GABRIEL BENITES secures the repayment of a Note dated May 11, 2023 in the amount of \$289,656.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

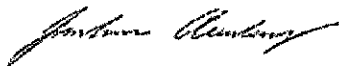


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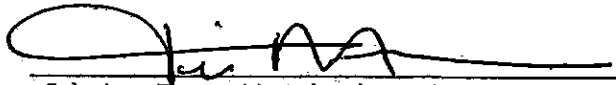
Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Reyn Rossington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Michelle Alnis, Anna Tomey, Nancy Gomez, Leo Gomez Ed Henderson, Lynn Bekken, Anita Shackelford, Stephanie Riojas, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Reyn Rossington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Michelle Alnis, Anna Tomey, Nancy Gomez, Leo Gomez Ed Henderson, Lynn Bekken, Anita Shackelford, Stephanie Riojas, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Terri Martin, declare under penalty of perjury that on the 28th day of August, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MEDINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

CONFIDENTIAL

Medina Valley Surveys, Inc.
 100 Westinghouse, Carrollton, Texas 75006
 430.516.1127 MedinaValleySurveys.com
 760213-1100 (2020)

METES AND BOUNDS DESCRIPTION OF

0.697 of an Acre of Land out of the John Hubert Muggen Survey 332, Abstract 915, Medina County, comprising a 0.631 acre tract described in Volume 403 on page 912 of the Official Public Records and 0.067 of an acre out of a 9.455 acre tract out of Lot 2, Dickson Subdivision as recorded in Volume 293 on page 596 of the Official Public Records of Medina County, Texas, being more particularly described as follows:

0.63 Acres

BEGINNING at a found #4 rebar on the north right of way line of County Road 4631, a fifty-five foot right of way, the southwest corner of this tract bearing N89°54'12"E 761.97 feet from the southwest corner of Lot 2;

THENCE N00°03'15"W 169.40 feet (record: N00°07'00"E 169.26 feet), passing a wire fence corner at a distance of 4.00 feet and continuing on the same course, generally following the wire fence to a steel pipe fence corner post, the northwest corner of this tract;

THENCE N88°04'52"E 158.84 feet (record: N00°17'16"E 158.84 feet) generally following a wire fence to the northeast corner of this tract, 0.7 feet north of a steel pipe post;

THENCE S00°56'11"E 174.30 feet (record: S00°43'47"E 174.30 feet) generally following a wire fence to a steel pipe fence corner post on the north right of way line of County Road 4631, the southeast corner of this tract, 3.4 feet south of a wire fence to the west;

THENCE S89°50'36"W 161.44 feet (record: N89°50'32"W 161.44 feet) with the north right of way line of County Road 4631, remaining south of the wire fence, to the POINT OF BEGINNING, containing 0.63 of an acre of land.

0.067 Acres

BEGINNING at the southwest corner of this tract, a cedar fence corner post on the north line of the 0.631 acre tract described in Volume 403 on page 912, bearing N88°04'52"E 39.83 feet from the northwest corner of the 0.631 acre tract;

THENCE N00°50'49"W 37.98 feet generally following a wire fence to a cedar fence corner post, the northwest corner of this tract;

THENCE N89°01'29"E 70.60 feet generally following a wire fence to a steel pipe fence corner post, the northeast corner of this tract;

THENCE S01°17'08"E 36.82 feet generally following a wire fence to a steel pipe fence corner post, the southeast corner of this tract on the north line of the 0.631 acre tract;

THENCE S88°04'52"W 70.90 feet with the north line of the 0.631 acre tract and generally following a wire fence to the POINT OF BEGINNING, containing 0.067 of an acre of land.

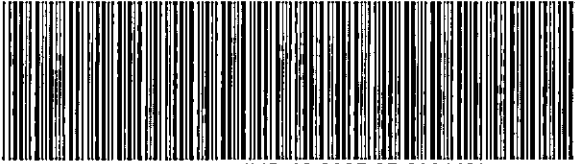
Bearings and distances are based on Grid North according to the Texas Coordinate System, North Central Zone, NAD 1983. Record courses refer to Volume 433, page 912, Medina County Official Public Records. A survey plat accompanies this description.

STATE OF TEXAS
 COUNTY OF MEDINA

I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN AERIAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 2, 2021.


 PAUL T. CURRY, FLS 0000000000
 Registered Professional Surveyor
 Job Number: 12228

Exhibit "A"



VG-42-2025-25-000149

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000149

Foreclosure Posting

Recorded On: August 28, 2025 01:34 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

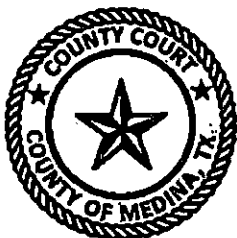
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000149
Receipt Number: 20250828000037
Recorded Date/Time: August 28, 2025 01:34 PM
User: Kimberly B
Station: CCMARRIAGE1

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