

NOTICE OF FORECLOSURE 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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: A FIELD NOTE DESCRIPTION OF A 2.000-ACRE TRACT OF LAND SITUATED IN MEDINA COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 17, OF THE BLACKJACK OAKS SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME 7, PAGE 219 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (NOTE: ALL IRON PINS SET ARE 1/2 INCH REBAR WITH A PINK PLASTIC CAP STAMPED "RKB 5409")

BEGINNING AT AN IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID LOT 17 AND THE SOUTHEAST CORNER OF LOT 16, SAID BLACKJACK OAKS, IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 6723;

THENCE SOUTH 00 DEGREES 33 MINUTES 28 SECONDS EAST, 30.00 FEET ALONG THE MORE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT AND SAID LOT 17 AND THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 6723 TO AN IRON PIN SET FOR THE MORE EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 56 MINUTES 13 SECONDS WEST, 891.52 FEET ALONG AN INTERIOR LINE OF THE HEREIN DESCRIBED TRACT, BEING 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 17 TO AN IRON PIN SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST, ALONG AN INTERIOR LINE OF THE HEREIN DESCRIBED TRACT, AT 134.35 FEET PASS AN IRON PIN FOUND AND CONTINUING ON THE SAME COURSE FOR A TOTAL DISTANCE OF 149.98 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 56 MINUTES 13 SECONDS WEST, 335.50 FEET ALONG THE MORE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT TO AN IRON PIN SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 179.98 FEET ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT TO AN IRON PIN SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF AFORESAID LOT 17 AND THE SOUTH LINE OF AFORESAID LOT 16;

THENCE SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST, 1226.69 FEET ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND SAID LOT 17 AND THE SOUTH LINE OF SAID LOT 16 TO THE PLACE OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND ACCORDING TO A SURVEY MADE ON THE GROUND BY ACE SURVEYING, INC.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/17/2012 and recorded in Book 868 Page 0631 Document 2012007395 real property records of Medina County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 03/03/2026

Time: 01:00 PM

Place: Medina County, Texas at the following location: 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 COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

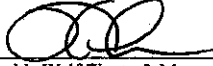
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

5. Obligations Secured. The Deed of Trust executed by MANUEL VALDEZ AND MARY G. VALDEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$196,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA-STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA-STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA-STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 obtained a Order from the 454th District Court of Medina County on 01/02/2025 under Cause No. 24-10-29358-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed; and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



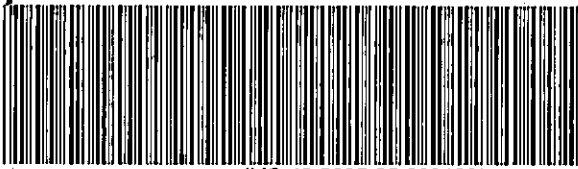
Alexis Martin

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwznlaw.com/tx-investors

Certificate of Posting

I am Alexis Martin whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 9/11/2025 I filed 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 Court.



VG-42-2025-25-000162

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000162

Foreclosure Posting

Recorded On: September 11, 2025 01:50 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

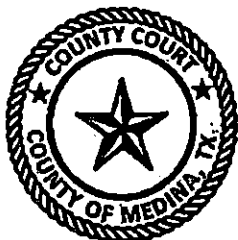
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000162
Receipt Number: 20250911000026
Recorded Date/Time: September 11, 2025 01:50 PM
User: Jaylen P
Station: cccash2

Record and Return To:

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