

Appointment of Substitute Trustee and Notice of Substitute Trustee's Sale

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.

Substitute Trustee: Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, or Terri Martin

Substitute Trustee's Address: 10406 Rockley Road, Houston, Texas 77099

Grantor/Mortgagor: Shayna Cherye Massey

Grantor/Mortgagor's Address: 134 Addax Dr, San Antonio, Texas 78213

Mortgagee: Centennial Bank

Mortgagee's Address: 16633 North Dallas Pkwy, Suite 350, Addison, Texas 75001

Note: Promissory Note dated June 12, 2018, by Shayna Cherye Massey payable to Centennial Bank in the original principal amount of \$79,920.00

Deed of Trust: Deed of Trust dated June 12, 2018, executed by Shayna Cherye Massey, as grantor/mortgagor for the benefit of Centennial Bank, as lender/mortgagee, recorded in the land records of the County Clerk of Medina County, Texas, on June 14, 2018, Instrument Number 2018004419

Property to be Sold: The land situated in Medina County, Texas, more particularly described as follows, together with all improvements, fixtures, and appurtenances located thereon



or appertaining thereto, and all personal property secured by the security agreement included in the Deed of Trust:

Lot 20, Canyon Creek Preserve, Phase 6, a subdivision in Medina County, Texas according to plat recorded under Volume 11, Page 1-7, Plat Records, Medina County, Texas

Date of Sale: December 2, 2025

Time of Sale: 1:00 p.m. or not later than three hours thereafter

Place of Sale: The East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo TX 78861, 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

Default has occurred in the payment of the indebtedness evidenced by the Note, and the same now being fully due, and the Mortgagee has appointed the Substitute Trustee(s) named herein as trustee(s) in place of the original trustee and has requested the Substitute Trustee(s) named herein to sell the Property to be Sold in accordance with the terms of the Deed of Trust.

Accordingly, notice is given that on the Date of Sale, Substitute Trustee(s) will offer the Property to be Sold for sale at public auction at the Place of Sale, to the highest bidder for cash (except that Mortgagee may bid a credit against the indebtedness secured by the Deed of Trust), "AS IS, WHERE IS," without any representation or warranty, express or implied. THERE WILL BE NO WARRANTY RELATED TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

This sale will be conducted subject to any prior matters of record affecting the Property to be Sold, if any, if such matters were recorded prior to the date of recordation of the Deed of Trust and were not subordinated to the Deed of Trust. Prospective bidders are urged to examine the applicable property records to determine the nature and extent of such matters, if any. The Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale, which conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Grantor, Mortgagee, or the Substitute Trustee.

If Mortgagee decides to postpone, withdraw, or reschedule the sale for another day, the Substitute Trustee need not appear on the Date of Sale at the Place of Sale to announce the postponement, withdrawal or rescheduling; instead, notice of any postponed or rescheduled sale will be posted, filed and noticed in accordance with the requirements under the Deed of Trust and the Texas Property Code. Such posting, filing and noticing may occur after the Date of Sale.

ATTORNEY FOR MORTGAGEE:


Daniel J. Ferretti
Baker, Donelson, Bearman, Caldwell &
Berkowitz, PC
1301 McKinney Street, Suite 3700
Houston, Texas 77010

Dated: Nov. 5, 2025

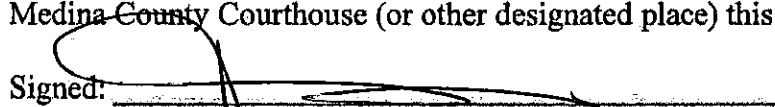
SUBSTITUTE TRUSTEE:


Cassie Martin, Alexis Martin,
Martha Rossington, Reyn Rossington,
Wayne Daughtrey, Shelby Martin,
or Terri Martin
10406 Rockley Road
Houston, Texas 77099

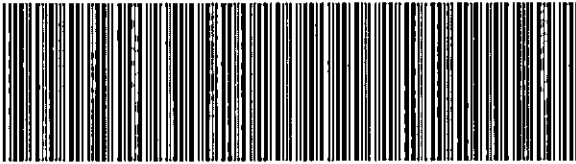
Dated: 11/06/2025

CERTIFICATE OF POSTING

My name is Terri Martin and my address is
1301 McKinney Street, Ste 3100 Houston TX 77010
I declare under penalty of perjury that on _____, I caused to be posted at the
Medina County Courthouse (or other designated place) this notice of sale.

Signed: 

Date: 11/06/2025



VG-42-2025-25-000194

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000194

Foreclosure Posting

Recorded On: November 06, 2025 11:23 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

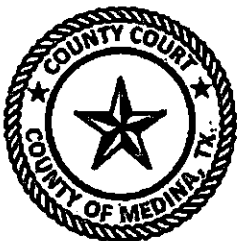
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000194
Receipt Number: 20251106000019
Recorded Date/Time: November 06, 2025 11:23 AM
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