

# NOTICE OF TRUSTEE'S SALE and APPOINTMENT OF SUBSTITUTE TRUSTEE

**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.**

WHEREAS, on July 1, 2025, Katherine Vallance executed a Deed of Trust conveying to Arthur Flores, Trustee, the real property hereinafter described, to secure Medina Ranch Ventures LLC, a Texas Limited Liability Company, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. 2025006551, Official Public Records of Medina County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Nicole Correa or Nicole Baethge or Dean W. Greer or Matthew D. Johnson or Jason West, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 3, 2026, at 12:00 o'clock p.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Hondo, Medina County, Texas.

Said real property is described as follows:

FIELD NOTE DESCRIPTION OF 10.10 ACRES OF LAND OUT OF THE WILLIAM E. WILSON SURVEY 175, ABSTRACT 1026, MEDINA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 384.23 ACRE TRACT DESCRIBED IN A DEED TO MEDINA RANCH VENTURES, LLC, A TEXAS

LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2025002092 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, THE SAID 384.23 ACRES BEING OUT OF THAT CERTAIN TRACT DESCRIBED AS 432.9 ACRES (SAVE AND EXCEPT A 0.998 ACRE AND A 0.430 ACRE TRACT, ALONG WITH A 1.0 ACRE LIFE ESTATE RESERVATION TRACT) IN A DEED TO PAMELA KAY BALZEN BUSTER, TRUSTEE, RECORDED IN DOCUMENT NUMBER 2019009259 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, THE SAID 10.10 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIBED IN EXHIBIT "A".

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the

consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the 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 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.**

The Substitute Trustee's address is c/o West & West, Greer & Estorga, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 12 day of January 2026.



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MATTHEW D. JOHNSON  
State Bar No. 24098890  
DEAN W. GREER  
State Bar No. 08414100  
Attorney or Authorized Agent for the  
Mortgagee or Mortgagee's Servicer  
West & West, Greer & Estorga  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

Exhibit "A"

FIELD NOTE DESCRIPTION OF 10.10 ACRES OF LAND OUT OF THE WILLIAM E. WILSON SURVEY 175, ABSTRACT 1026, MEDINA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 384.23 ACRE TRACT DESCRIBED IN A DEED TO MEDINA RANCH VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2025002092 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, THE SAID 384.23 ACRES BEING OUT OF THAT CERTAIN TRACT DESCRIBED AS 432.9 ACRES (SAVE AND EXCEPT A 0.998 ACRE AND A 0.430 ACRE TRACT, ALONG WITH A 1.0 ACRE LIFE ESTATE RESERVATION TRACT) IN A DEED TO PAMELA KAY BALZEN BUSTER, TRUSTEE, RECORDED IN DOCUMENT NUMBER 2019009259 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, THE SAID 10.10 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone. All steel pins set cited herein are 1/2 inch diameter with orange plastic cap marked "SLS 10089000.". A map or plat was prepared to accompany this description.

COMMENCING at a 1/2 inch diameter steel pin found (N-13715251.86, E-1973988.75) on the east line of County Road 265 at the northerly most northeast corner 432.9 acre and 384.23 acre tracts, the same being the southeast corner of that certain 314.675 acre tract described in a deed to Calmat Company recorded in Document Number 2021008175 of the Official Public Records of Medina County, Texas, and being on the west line of that certain 90.237 acre tract described in a deed to Mark and Laura Robertson Revocable Trust recorded in Document Number 2017008052 of the Official Public Records of Medina County, Texas;

THENCE, N 89°53'44" W, a distance of 41.57 feet along the south line of the said 314.675 acre tract, the same being the north line of the said 432.9 acre tract, to a steel pin set 1.2 feet south of a metal fence post found on the west line of County Road 265, from which a 3/4 inch diameter steel pin found at the northwest corner of the said 432.9 acre and 384.236 acre tracts tract bears N 89°53'44" W, 2780.20 feet;

THENCE, S 0°00'48" E, a distance of 296.64 feet, along the west line of County Road 265 to a steel pin set for the PLACE OF BEGINNING of the herein described tract (N-13714955.30, E-1973947.25);

THENCE, S 0°00'48" E, a distance of 20.00 feet, continuing along the west line of County Road 265, to a steel pin set, from which a steel pin set at the intersection of the west line of County Road 265 with the north line of County Road 354 bears S 0°00'48" E, 1899.40 feet to a steel pin set and S 0°15'07" E, 2717.82 feet;

THENCE, N 89°53'34" W, 2780.26 feet, crossing the said 432.9 acre and 384.23 acre tracts to a steel pin set on the west line of the said 384.23 acre tract, the same being the east line of that

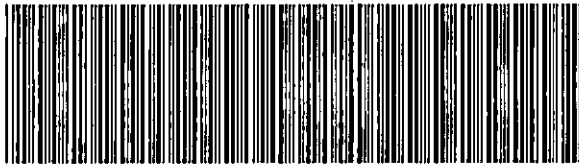
certain 21.878 acre tract described in a deed to Vulcan Lands, Inc. recorded in Document Number 2021008919 of the Official Public Records of Medina County, Texas, from which a 1/2 inch diameter steel pin found at the southeast corner of the said 21.878 acre tract bears S 0°00'10" E, 548.88 feet;

THENCE, N 0°00'10" W, a distance of 316.50 feet to a 1/2 inch diameter steel pin found on the south line of the said 314,675 acre tract at the northwest corner of the said 432.9 acre and 384.23 acre tracts, the same being the northeast corner of the said 21.878 acre tract;

THENCE, S 89°53'44" E, a distance of 1296.30 feet along the north line of the said 432.9 acre and 384.23 acre tracts, the same being the south line of the said 314.675 acre tract to a steel pin set;

THENCE, traversing the interior of the said 432.9 acre and 384.23 acre tracts the following two (2) courses and distances:

- 1) S 0°03'16" E, 296.56 feet to a steel pin set;
- 2) S 89°53'34" E, 1483.69 feet to the POINT OF BEGINNING, containing 10.10 acres of land, more or less



\*VG-42-2026-26-000005\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number: 26-000005**

Foreclosure Posting

Recorded On: January 12, 2026 12:36 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$2.00

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

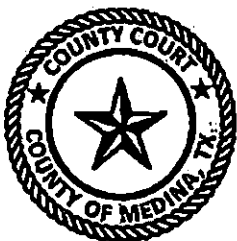
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000005  
Receipt Number: 20260112000024  
Recorded Date/Time: January 12, 2026 12:36 PM  
User: Diamantina D  
Station: CCFRONTWINDOW

**Record and Return To:**

WEST & WEST ATTORNEY



**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