

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 SUBSTITUTE TRUSTEE'S SALE

DATE: February 13, 2026

NOTE: Note described as follows:

Date: January 27, 2004
Maker: Raul Ytuarte, Sherri Ytuarte
Payee: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI successor to original lender
Original Principal Amount: \$78,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: January 27, 2004
Grantor: Raul Ytuarte and Sherri Ytuarte, his wife
Trustee: Joseph H. Kelly
Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI successor to original lender
Recorded: INSTRUMENT NO. 153088 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF MEDINA COUNTY, TEXAS.

LENDER: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI

BORROWERS: RAUL YTUARTE, SHERRI YTUARTE

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN MEDINA COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: Jason West, Nicole Maethge, Matthew D. Johnson, Nicole Correa, Dean W. Greer, David Garvin, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisck, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Auction.com LLC

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

APRIL 7, 2026, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In MEDINA County, Texas, at MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TEXAS, 78861 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The

sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: January 27, 2004
Grantor: Raul Ytuarte, Sherri Ytuarte
Trustee: Joseph H. Kelly
Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI successor to original lender
Recorded: INSTRUMENT NO. 153088, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF MEDINA COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN MEDINA COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto. ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: Jason West, Nicole Maethge, Matthew D. Johnson, Nicole Correa, Dean W. Greer, David Garvin, 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, Auction.com LLC

Substitute Trustee's Mailing Address:

c/o SettlePou

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **FEBRUARY 13, 2026**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: *Lillian Riley*

Name: Lillian A. Riley, Attorney for U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI and NewRez LLC d/b/a Shellpoint Mortgage Servicing

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Lillian A. Riley, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 13, 2026.

Maria A. Saenz
Notary Public, State of Texas



Notice of Sale executed by:
Wayne Daughtrey
Name: Wayne Daughtrey

Substitute Trustee

EXHIBIT A

FIELD NOTES FOR LOT 17 IN THE CHANCEY ADDITION TO THE TOWN OF HONDO (UNRECORDED SUBDIVISION), ALSO BEING 1307 AVENUE E, SITUATED IN MEDINA COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO LETICIA M. MALDONADO IN VOLUME 238, PAGE 13 IN THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

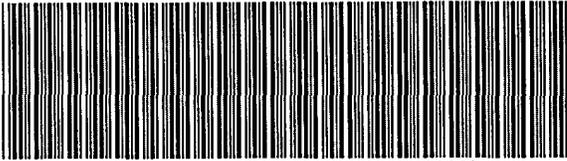
COMMENCING at a fence corner, being the northwest corner of Lot 13 In the Chancey Addition to Town of Hondo, as recorded in Volume 1, Page 31 in the Plat Records of Medina County, Texas, thence with the fence line along the west line of Lot 13, Due South for 188.50 feet to a 1/2 inch steel pin set in a fence corner for the northeast corner of this tract and the POINT OF BEGINNING.

THENCE with the fence line along the west line of the Chancey Addition to Town of Hondo, Due South for 61.25 feet to a 1/2 inch steel pin set for the southeast corner of this tract;

THENCE with the east margin of Avenue E along the west line of this tract, Due North for 61.25 feet to a 1 2 inch steel pin set for the northwest corner of this tract;

THENCE with the fence line along the north line of this tract, Due East for 90.00 feet to the POINT OF BEGINNING.

As surveyed on the ground December 05, 2001.



VG-42-2026-26-000026

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000026

Foreclosure Posting

Recorded On: February 17, 2026 01:42 PM

Number of Pages: 6

" 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: 26-000026
Receipt Number: 20260217000049
Recorded Date/Time: February 17, 2026 01:42 PM
User: Ruby G
Station: ccscan1.medinacounty.local

Record and Return To:

WAYNE DAUGHTREY



**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