

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 19, 2026

Deed of Trust

Date: January 6, 2023

Grantor: Mario M. Ponce

Grantor's County: Medina

Beneficiary (or Holder): Forest Devine Creek, L.L.C.

Trustee: Judith A. Gray

Substitute Trustee: Patrick Moore or Aaron Alaniz or Gerardo Martinez or Maricruz Cardenas
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

Recording Information: Document Number 2023000242 in the Official Records, Medina County, Texas

Property: Lot 26, Forest Creek Subdivision, Medina County, Texas, according to the map thereof recorded Under Document Number 2021011643, Cabinet 3, Slide 983, Map Records of Medina County, Texas.

Note

Date: January 6, 2023

Amount: \$87,000.00

Debtor: Mario M. Ponce

Holder: Forest Devine Creek, L.L.C.

Date of Sale of Property: April 7, 2026

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The Area on the East Side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, Texas 78861, Near the Front Entrance in Medina County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Medina County Commissioner's Court.

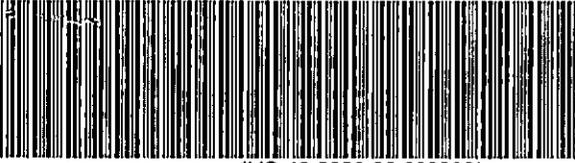
Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

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.

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.



/s/ Maricruz Cardenas
Maricruz Cardenas, Substitute Trustee



VG-42-2026-26-000036

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000036

Foreclosure Posting

Recorded On: March 06, 2026 03:14 PM

Number of Pages: 2

" 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: 26-000036
Receipt Number: 20260306000038
Recorded Date/Time: March 06, 2026 03:14 PM
User: Alexis M
Station: cccivil1

Record and Return To:

MAG REAL ESTATE SERVICES



**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