



VG-42-2026-26-000037

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000037

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: 26-000037
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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 5, 2026

Deed of Trust

Date: October 16, 2025
Grantor: Jo Ann Alvarado
Grantor's County: Medina
Beneficiary (or Holder): Forest Devine Creek, L.L.C.
Trustee: Judith A. Gray
Substitute Trustee: Patrick Moore or Aaron Alaniz, Gerardo Martinez or Maricruz Cardenas
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147
Recording Information: Document Number 2025010097 in the Official Records, Medina County, Texas
Property: Lot 42, Forest Creek Subdivision, Medina County, Texas, according to the map recorded under Document Number 2021011643, Cabinet 3, Slide 983, of the Map Records of Medina County, Texas.

Note

Date: October 16, 2025
Amount: \$62,500.00
Debtor: Jo Ann Alvarado
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 Medina County Courthouse Annex, Hondon, Texas, or any place 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, Substitute Trustee