

## NOTICE OF FORECLOSURE 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 OR 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.**

**1. Property to Be Sold.** The property to be sold is described as follows: 2.00 ACRES OF LAND IN MEDINA COUNTY, TEXAS AND BEING OUT OF LOT 17, BLACKJACK OAKS SUBDIVISION, UNIT ONE, ACCORDING TO THE MAP OR PLAT IN VOLUME 7, PAGE 219 IN THE PLAT RECORDS OF MEDINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL PIN FOUND IN A FENCE CORNER, ON THE WEST MARGIN OF COUNTY ROAD 6723, BEING THE SOUTHEAST CORNER OF LOT 17, BLACKJACK OAKS SUBDIVISION, UNIT ONE, ACCORDING TO MAP OR PLAT IN VOLUME 7, PAGE 219 IN THE PLAT RECORDS OF MEDINA COUNTY, TEXAS AND ALSO BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE FENCE LINE ALONG THE SOUTH LINE OF LOT 17, DUE WEST FOR 895.00 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE NORTH LINE OF THIS TRACT, DUE EAST FOR 135.00 FEET TO A 1/2 INCH STEEL PIN SET;

THENCE CONTINUING WITH THE NORTH LINE OF THIS TRACT, SOUTH 87 DEGREES 44' 28" EAST FOR 759.48 FEET TO A 1/2 INCH STEEL PIN SET ON THE WEST MARGIN OF COUNTY ROAD 6723 AND ON THE EAST LINE OF LOT 17 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE WEST MARGIN OF COUNTY ROAD 6723 ALONG THE EAST LINE OF LOT 17, SOUTH 00 DEGREES 47' 34" EAST FOR 80.19 FEET TO THE POINT OF BEGINNING.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/17/2012 and recorded in Book 868 Page 0631 Document 2012007395 real property records of Medina County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 05/05/2026

Time: 01:00 PM

Place: Medina County, Texas at the following location: THE AREA ON THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TX 78861, NEAR THE FRONT ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

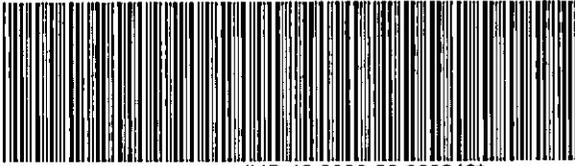
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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.

**5. Obligations Secured.** The Deed of Trust executed by MANUEL VALDEZ AND MARY G. VALDEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$196,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law



\*VG-42-2026-26-000040\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number: 26-000040**

Foreclosure Posting

Recorded On: March 12, 2026 01:40 PM

Number of Pages: 2

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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: 26-000040  
Receipt Number: 20260312000040  
Recorded Date/Time: March 12, 2026 01:40 PM  
User: Kimberly B  
Station: CCMARRIAGE1

**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