

Devine Peanut Farm, Ltd., a Texas limited partnership, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Roberto Vasquez Gonzalez
Sonia Bettancourt Gonzalez

1614 E St Jude Ave, Alton, TX 78573

Sent via first class mail and CMRR # 9489 0178 9820 3046 6958 60 on 03.17.2026

NOTICE OF TRUSTEE'S SALE

WHEREAS Roberto Vasquez Gonzalez and Sonia Bettancourt Gonzalez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Medina County, Texas and is recorded under Clerk's File/Instrument Number 202101396, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of April, 2026

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Medina County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

A. 10.58 Acre Tract of land [Tract 4] being situated about 24.0 miles S 39E of Hondo in Medina County, Texas, being out of Survey Nb.24, Abs'act Nb. 385, F.J.: Fist, origirl grantee, Courtly. Txis, being out of c316 Acre Tract conveyed from,R. Roy .Jones IL.to Devine Peanut Far; [td. by deed.dated December.23, 1998 and recorded in Volume 366, Page 437/ f the Officla! Public Records of Medina County, Texas, and being more particularly described asfollows: BEGINNING: At a 5/8" iron pin set under fence in the East lithe of Survey No. 23.and ad 160.0 Acre Tract [Document #20 19005805, Oriel Public Records' and the West line-f Survey No. 24 .and said .3& AcrTract for the Southwest corer of c 10.73 Acre Tract [Tract 1, this day surveyed) and the Northwest corer of this tract from which a 5/8" iron pin.found 10 foot Northofia 12° crepsofe> pstin.the.South line of County Roal .777 tor the Northwest corer of Lot 1of Devine Oaks Estates Subdivision [Cabinet3, Slide916, Plat Records) and said316 Acre Trctbears N.04° 00' 22" E 885.91 feet: THENCE: S 859.48' 2"E 1229.71 feef into;said 31 Acre Tract with the- South Jne of said TO,'3 Acre Tract to a 5/8" irm piri set for therNrthw~sf coirher of a 10.1 Acre Tract [Tract 3, this day surveyed) and the upper Northeast corner of this tract; THENCE: 50411' 58"W 310.10

feet to 5/8" iron pin set for the Southwest corner of said 10.19 Acre Tract and an interior corner of this tract; THENCE: S85° 48' 02" E 1430.22 feet to a 5/8" iron pin set for the southeast corner of said 10.19 Acre Tract and the lower Northeast corner of this tract; THENCE: S04 31' 18" W 30.00 feet along a fence with the West line of Survey No. 9 and County Road 77 and the East line of Survey No. 24 and said 316 Acre Tract to a 5/8" iron pin set for the Northeast corner of said 13.08 Acre Tract (Tract 5, this day surveyed) and the Southeast corner of this tract; THENCE: N 48'02"W 2658.61 feet crossing said 316 Acre Tract to a 5/8" iron pin set for the Northwest corner of said 13.08 Acre Tract and the Southwest corner of this tract; THENCE: N 04 20'22 E 340.10 feet along a fence with the East line of Survey No. 23 and said 160.0 Acre Tract and the West line of Survey No. 24 and said 316 Acre Tract to the POINT OF BEGINNING: Bearings shown herein are from GPS observations Texas Coordinate System NAD (83)

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

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. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, M. Asad Haq, Carrie Breneiser
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136



VG-42-2026-26-000048

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 26-000048

Foreclosure Posting

Recorded On: March 17, 2026 11:37 AM

Number of Pages: 3

" 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: 26-000048
Receipt Number: 20260317000051
Recorded Date/Time: March 17, 2026 11:37 AM
User: Jaylen P
Station: cccash2

Record and Return To:

Brenesier Carrie - Tr



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