

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** June 24, 2025

**DEED OF TRUST:**

Date: August 5, 2024

Grantor: JOSE DANIEL ZUNIGA-PEREZ

Beneficiary: MEDINA VERDE LLC, predecessor in interest to present beneficiary,  
CYAN PROPERTIES, LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS GEORGE  
HAWTHORNE, MICHELLE ALNIS, ANNA TOMEY, NANCY  
GOMEZ, LEO GOMEZ ED HENDERSON, LYNN BEKKEN,  
ANITA SHACKLE FORD, STEPHANIE RIOJAS and ANDREW  
MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. 2024006879, Real Property Records, Medina County,  
Texas.

**PROPERTY:**

Lot 15, MEDINA VERDE SUBDIVISION, a subdivision in Medina County, Texas,  
according to the map or plat thereof recorded in Document No. 2023001088, Official  
Public Records of Medina County, Texas. Locally known as 285 Medina Verde Drive,  
Natalia, Texas 78059.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** August 5, 2024

**Original Principal Amount:** \$79,900.00

**Holder:** CYAN PROPERTIES, LLC

**DATE OF SALE OF PROPERTY** (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 5th day of August, 2025.


**PLACE OF SALE OF PROPERTY:**

County Courthouse of Medina County, Hondo, Texas, at area designated by County Commissioners for said sales.

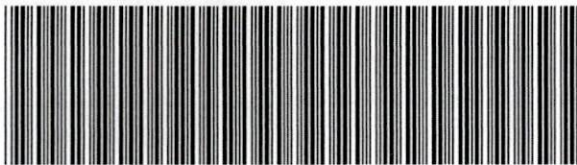
The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**



JIM MILLS, SUSAN MILLS GEORGE  
HAWTHORNE, MICHELLE ALNIS,  
ANNA TOMEY, NANCY GOMEZ, LEO  
GOMEZ ED HENDERSON, LYNN  
BEKKEN, ANITA SHACKLE FORD,  
STEPHANIE RIOJAS and ANDREW  
MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964



\*VG-42-2025-25-000110\*

**Medina County**  
**Gina Champion**  
Medina County Clerk

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**Instrument Number:** 25-000110

Foreclosure Posting

Recorded On: June 25, 2025 09:15 AM

Number of Pages: 3

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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: 25-000110  
Receipt Number: 20250625000021  
Recorded Date/Time: June 25, 2025 09:15 AM  
User: Jaylen P  
Station: cccash2

**Record and Return To:**

ANNA TOMEY



**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