

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS**

\*

**COUNTY OF MEDINA**

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**Date: June 4, 2025**

**Deed of Trust:**

**Date: August 9, 2024**

**Grantor: Gabriel Villarreal, 13651 Giovannis Garden, Apt #13651, San Antonio, Texas 78253**

**Beneficiary: Medina Meadows Ltd.**

**Recorded under Clerks Document Number 2024007545, Official Public Records, Medina County, Texas.**

**Property: Lot Four (4) in Medina Meadows West Subdivision, Medina County, Texas, according to map or plat thereof recorded in Clerk's Document #2023009050, Deed and Plat Records of Medina County, Texas.**

**Date of Sale: July 1, 2025**

**Time of Sale:** The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

**Place of sale of Property:** Medina County Courthouse Annex, 1300 Avenue M, Hondo, Texas 78861

**Designated Area:** The area on the east side of the Medina County Courthouse Annex, bearing the address of 1300 Avenue M, Hondo, Texas 78861, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

**Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.**

**The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.**



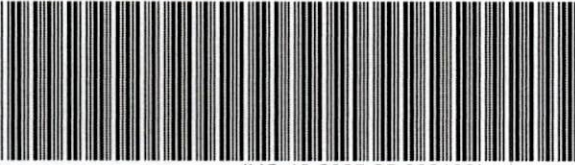
**Substitute Trustee –Gordon Murphy, Timothy  
Murphy, Dean Murphy, or Gillian Calley**

**For more information:**

**P.O. Box 1249**

**San Marcos, Texas 78667**

**512-396-5115**



\*VG-42-2025-25-000102\*

Medina County  
Gina Champion  
Medina County Clerk

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**Instrument Number:** 25-000102

Foreclosure Posting

Recorded On: June 05, 2025 12:03 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: 25-000102  
Receipt Number: 20250605000023  
Recorded Date/Time: June 05, 2025 12:03 PM  
User: Vanessa W  
Station: ccscan3.medinacounty.local

**Record and Return To:**

MEDINA MEADOWS



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