

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 13, 2025

Trustee: BEAU S. KING

Mortgagee: SUNBELT ESTATES LLC

Note: ONE HUNDRED TWELVE THOUSAND FOUR HUNDRED TEN AND NO/100 DOLLARS (\$112,410.00)

Deed of Trust

Date: FEBRUARY 13, 2023

Grantor: KATHERINE CARLOS & AMALIA CARLOS

Mortgagee: SUNBELT ESTATES LLC

Recording Information: 2023001211

Property: LT 40 BLK 2 OF OAK MEADOWS Phase Two, a subdivision in Medina County, Texas according to the plat recordation in Plat Cabinet 3, Slide 033 of the Plat Records of Medina County, Texas

County: MEDINA

Trustee's/Substitute Trustee's Name: BEAU S. KING / BECKY GUSTAMANTE

Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007

Date of Sale (first Tuesday of month): FEBRUARY 4, 2025

Time of Sale: The sale shall begin no earlier than 12:30 P.M. or no later than three hours thereafter.

Place of Sale: Medina County Courthouse Annex at 1300 Avenue M, Hondo, TX 78861, or as designated by the County Commissioners' Court

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.


BECKY GUSTAMANTE, Trustee

ACKNOWLEDGMENT

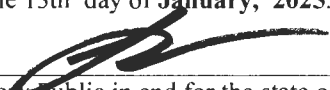
THE STATE OF TEXAS

COUNTY OF HARRIS:

Before me the undersigned authority, on this day appeared **BECKY GUSTAMANTE, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

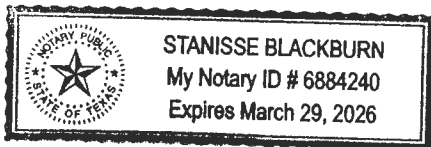
Given under my hand and seal of office on this the 13th day of **January, 2025**.

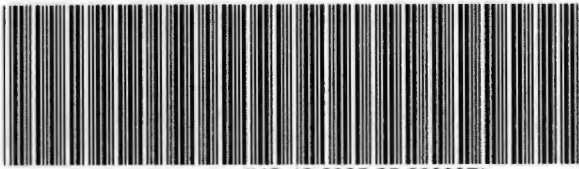
My commission Expires: 03/29/2026



Notary Public in and for the state of Texas

Notary's Printed name: Stanisse Blackburn





VG-42-2025-25-000007

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000007

Foreclosure Posting

Recorded On: January 13, 2025 11:53 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: 25-000007
Receipt Number: 20250113000025
Recorded Date/Time: January 13, 2025 11:53 AM
User: Johnny P
Station: ccscan1.medinacounty.local

Record and Return To:

SUNBELT ESTATES LLC



**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