

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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 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.

DEED OF TRUST INFORMATION:

Date: 09/13/2024
Grantor(s): OSCAR BALLESTEROS AND MARTHA BALLESTEROS, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$400,000.00
Recording Information: Instrument 2024008337
Property County: Medina
Property: (See Attached Exhibit "A")
Reported Address: 907 COUNTY ROAD 773, DEVINE, TX 78016

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL
Mortgage Servicer: Mortgage Solutions of Colorado, LLC
Current Beneficiary: MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL
Mortgage Servicer Address: 7450 Campus Dr., Suite 200, Colorado Springs, CO 80920

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of June, 2026
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: THE AREA ON THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TX 78861, NEAR THE FRONT ENTRANCE, in Medina County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Medina County Commissioner's Court, at the area most recently designated by the Medina County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Auction.com LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Auction.com LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

- 4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Auction.com LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Terri Martin whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 04/23/2026 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Medina County Clerk and caused it to be posted at the location directed by the Medina County Commissioners Court.

Exhibit "A"

TRACT B, BIGFOOT TRACTS SUBDIVISION, MEDINA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 109, PLAT RECORDS OF MEDINA COUNTY, TEXAS, BEING FURTHER DESCRIBED AS FOLLOWS:

A FIELD NOTE DESCRIPTION OF A 10.8625 ACRE TRACT OF LAND SITUATED IN MEDINA COUNTY, TEXAS, OUT OF THE ANTONIO ERATH SURVEY 21, ABSTRACT 366, BEING OUT OF AND A PART OF AN 86.8948 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 220, PAGE 724 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, ALSO BEING TRACT B ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 109 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (NOTE: ALL IRON PINS SET ARE REBAR WITH YELLOW PLASTIC CAP STAMPED "RKB 5409")

BEGINNING AT AN IRON PIN SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 773, FROM WHICH AN IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID 86.8948 ACRE TRACT BEARS N 04 DEGREES 27' 26" E A DISTANCE OF 265.66 FEET;

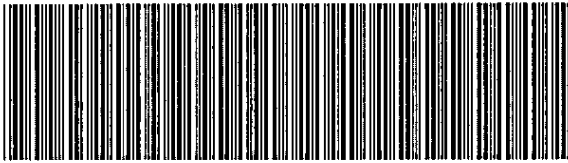
THENCE S 85 DEGREES 31' 16" E, 1781.23 FEET ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF TRACT A, THIS DAY SURVEYED, TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID TRACT A, IN THE EAST LINE OF SAID 86.8948 ACRE TRACT;

THENCE S 04 DEGREES 24' 46" W, 265.63 FEET ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND SAID 86.8948 ACRE TRACT, GENERALLY FOLLOWING A FENCE TO AN IRON PIN SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF TRACT C, THIS DAY SURVEYED;

THENCE N 85 DEGREES 31' 16" W, 1781.44 FEET ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH LINE OF SAID TRACT C TO AN IRON PIN SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID TRACT C, IN THE WEST LINE OF SAID 86.8948 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF AFORESAID COUNTY ROAD 773;

THENCE N 04 DEGREES 27' 26" E, 265.63 FEET ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND SAID 86.8948 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 773 TO THE PLACE OF BEGINNING AND CONTAINING 10.8625 ACRES OF LAND ACCORDING TO A SURVEY MADE ON THE GROUND ON MARCH 23, 2005 AND UPDATED JUNE 29, 2017 BY ACE SURVEYING, INC.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254



VG-42-2026-26-000066

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000066

Foreclosure Posting

Recorded On: April 23, 2026 02:28 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

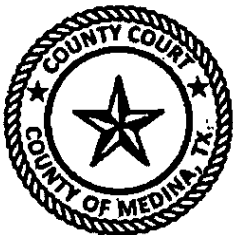
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000066
Receipt Number: 20260423000031
Recorded Date/Time: April 23, 2026 02:28 PM
User: Aaron I
Station: CCFrontWindow

Record and Return To:

TTS MEDINA



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