

NOTICE OF TRUSTEE'S SALE

1. **Property to Be Sold.** The property to be sold is described as follows:
The real property and improvements located in Medina County, Texas, commonly known as 218 S. County Road 5604, Castroville, Texas 78009, being more particularly described on Schedule 1 attached hereto and incorporated herein for all purposes.
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated August 2, 2022, recorded under Document No. 2022008316, Official Public Records of Medina County, Texas (the "Deed of Trust").
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: June 2, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: The area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, Texas 78861, near the front entrance designated as the location for all foreclosure sales effective March 1, 2022.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or any appointed substitute trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Brent Michael Shelton and wife, Cindy Michelle Shelton.**

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$144,000.00, executed by Brent Michael Shelton and Cindy Michelle Shelton, and payable to the order of Castroville State Bank; (b) and all renewals and extensions of the notes. Castroville State Bank is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Scott E. Tschirhart, President of Castroville State Bank, 502 Paris Street, Castroville, Texas 78009.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has requested the trustee to conduct the sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 OF THE SENDER OF THIS NOTICE IMMEDIATELY.**

Date: May 6, 2026.



Scott E. Tschirhart, Trustee
502 Paris Street
Castroville State Bank 78009
Telephone: 830-538-2201

SCHEDULE 1
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property

Being a boundary survey of 187.23 acres, more or less, of land lying in Medina County, Texas, being out of and a part of N. George Survey 6, Abstract No. 407, and also being comprised of a composite of those same certain tracts called 140 acres as described in conveyance document to Helen Love, recorded in Volume 295, Page 690 of the Medina County Official Public Records, and 49.624 acres as described in conveyance document to Helen Love, recorded in Volume 241, Page 524 of the Medina County Official Public Records, Medina County, Texas. Said 187.23 acres being bounded on the north by the following: 1) 488.14 acres, Mark M. McLiney, et ux., Document Number 2021005772 of the Medina County Official Records, and 2) 200 acres, Thomas Michael Goslin, et al., Volume 339, Page 100 of the Medina County Official Public Records; on the east by 69.658 acres, Elbert Reed, Document Number 2015007529 of the Medina County Public Records; on the southeast by the following: 1) 4.99 acres, Lester Dingman, et ux., Document Number 2016007303 of the Medina County Public Records, and 2) 2.000 acres, Terry Diane Pratt, Volume 318, Page 603 of the Medina County Official Public Records; on the south by the northerly fenced margin of County Road 661; on the southwest by the following:

1) 5.0 acres, Helen Love, Volume 295, Page 687 of the Medina County Official Public Records, 2) 3.0 acres, Helen Love, Volume 295, Page 693 of the Medina County Official Public Records, and 3) Tract 2, Love Acres, Volume 7, Page 158 of the Medina County Plat Records; and on the west by the following: 1) the easterly fenced margin of County Road 6642, 2) 5.000 acres, Earl O. Love, et ux., Volume 173, Page 895 of the Medina County Official Public Records, 3) 4.994 acres, Helen Love, Volume 281, Page 905 of the Medina County Official Public Records, and 4) 4.992 acres, Maria Silvia Valenzuela, et vir., Instrument Number 2017001631 of the Medina County Public Records, Medina County, Texas. Said 187.23 acre being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

EXHIBIT "A"

D. G. Smyth & Company, Inc.

"A Statewide Professional Land Surveying Service Company"

235 N. GETTY STREET, SUITE B

Uvalde, Texas 78801

FIRM # 10008800

Office Tel. (830) 591-0858

smthysurveyors.com

Fax (830) 591-0863

FIELD NOTES FOR A BOUNDARY RETRACEMENT SURVEY OF 4.99 ACRES, MORE OR LESS COMPLETED JULY 6, 2022

Being a boundary retracement survey of 4.99 acres, more or less, of land lying in Medina County, Texas, being out of and a part of N. George Survey 6, Abstract No. 407, and also being that same certain tract called Tract II (4.99 acres) as described in conveyance document to Pachanga Ventures, LLC, recorded in Document Number 2021011401 of the Medina County Official Records, Medina County, Texas. Said 4.99 acres being bounded on the north by the following: 1.) 5.000 acres, Christie Hudson, Document Number 2009007727 of the Medina County Official Records, and 2.) 4.992 acres, Maria Silvia Valenzuela, et vir., Instrument Number 2017001631 of the Medina County Public Records; on the east by Tract I (187.23 acres), Pachanga Ventures, LLC, Document Number 2021011401 of the Medina County Official Records; on the south by Tract III (5.00 acres), Pachanga Ventures, LLC, Document Number 2021011401 of the Medina County Official Records; and on the west by the easterly fenced margin of County Road 6642, Medina County, Texas. Said 4.99 acres being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" diameter rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING at a found 5/8" diameter rebar at a point on the ostensible common survey line of A. Northington Survey 8, Abstract No. 712 and said Survey 6, at a point on the easterly fenced margin County Road 6642, marking the northwest corner of said 5.00 acres, and marking the southwest corner of the herein described tract;

THENCE: N 01° 00' 37" W, with the ostensible common survey line of said Survey 6 and said Survey 8, and with the easterly fenced margin of County Road 6642 and the herein described tract for a distance of 171.12 feet to a found 5/8" diameter rebar marking the southwest corner of said 5.000 acres, and marking an exterior corner of the herein described tract;

THENCE: Generally parallel with the fence, and with the common boundary lines of said 5.000 acres and the herein described tract for the following two (2) calls:

- 1.) **S 89° 58' 51" E**, for a distance of **766.05** feet to an unmarked corner marking the southeast corner of said 5.000 acres, and marking a reentrant corner of the herein described tract, from which point a leaning 6" diameter creosote 2-way fence corner post bears S 23° 30' 55" W at a distance of 1.14 feet;
- 2.) **N 00° 56' 17" W**, for a distance of **284.80** feet to an unmarked corner marking the northeast corner of said 5.000 acres, at a point on the southerly line of said 4.992 acres, and marking an exterior corner of the herein described tract, from which point a 6" diameter creosote 3-way fence corner post bears S 31° 33' 13" E at a distance of 0.75 feet;

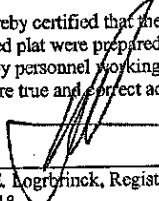
THENCE: **S 89° 58' 39" E**, generally with the fence, and with the common boundary line of said 4.992 acres and the herein described tract for a distance of **186.27** feet to a 3" diameter pipe 3-way fence corner post marking the southeast corner of said 4.992 acres, at a point on an easterly line of said 187.23 acres, and marking the northeast corner of the herein described tract;

THENCE: **S 01° 04' 14" E**, generally with the fence, and with the common boundary line of said 187.23 acres and the herein described tract for a distance of **458.64** feet to a found 5/8" diameter rebar marking the northeast corner of said 5.00 acres, and marking the southeast corner of the herein described tract;

THENCE: **N 89° 49' 04" W**, with the common boundary line of said 5.00 acres and the herein described tract for a distance of **953.22** feet to the **Place of Beginning** and containing **4.99 acres, more or less**, of land within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on July 6, 2022.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.



Mark E. Logbrinck, Registered Professional Land Surveyor/
No. 6418
PROJ. NO. 22-0283 4.99 ACRES



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Fax (830) 591-0863

FIELD NOTES FOR A BOUNDARY RETRACEMENT SURVEY OF 5.00 ACRES, MORE OR LESS COMPLETED JULY 6, 2022

Being a boundary retracement survey of 5.00 acres, more or less, of land lying in Medina County, Texas, being out of and a part of N. George Survey 6, Abstract No. 407, and also being that same certain tract called Tract III (5.00 acres) as described in conveyance document to Pachanga Ventures, LLC, recorded in Document Number 2021011401 of the Medina County Official Records, Medina County, Texas. Said 5.00 acres being bounded on the north by Tract II (4.99 acres), Pachanga Ventures, LLC, Document Number 2021011401 of the Medina County Official Records; on the east by Tract I (187.23 acres) Pachanga Ventures, LLC, Document Number 2021011401 of the Medina County Official Records; on the southeast by Tract IV (2.98 acres) Pachanga Ventures, LLC, Document Number 2021011401 of the Medina County Official Records; on the south by Tract 1 and Tract 2 of Love Acres, Volume 7, Page 158 of the Medina County Plat Records; and on the west by the easterly fenced margin of County Road 6642. Said 5.00 acres being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" diameter rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING at a found ½" diameter rebar at a point on the ostensible common survey line of said Survey 6 and A. Northington Survey 8, Abstract No. 712, at a point on the easterly fenced margin of County Road 6642, marking the northwest corner of said Tract 1, and marking the southwest corner of the herein described tract;

THENCE: N 00° 30' 07" W, with the ostensible common survey line of said Survey 8 and said Survey 6, and generally with the easterly fenced margin of County Road 6642 and the herein described tract for a distance of 228.21 feet to a found 5/8" diameter rebar marking the southwest corner of said 4.99 acres, and marking the northwest corner of the herein described tract;

THENCE: S 89° 49' 04" E, with the common boundary line of said 4.99 acres and the herein described tract for a distance of **953.22** feet to a found 5/8" diameter rebar marking the southeast corner of said 4.99 acres, at a point on an easterly line of said 187.23 acres, and marking the northeast corner of the herein described tract;

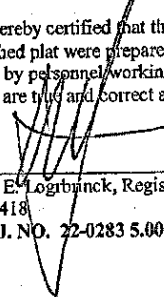
THENCE: S 00° 56' 09" E, generally with the fence with the common boundary line of said 187.23 acres and the herein described tract for a distance of **228.26** feet to a found 1/2" diameter rebar marking an exterior corner of said 187.23 acres, marking the northwest corner of said 2.98 acres, marking the northeast corner of said Tract 2, and marking the southeast corner of the herein described tract;

THENCE: N 89° 53' 00" W, generally with the fence, and with the common line of said Tract 2 and the herein described tract for a distance of **476.85** feet to a found 1" diameter rebar marking the common corner of said Tract 1 and Tract 2, and marking a deflection point of the herein described tract;

THENCE: N 89° 44' 58" W, generally with the fence, and with the common line of said Tract 1 and the herein described tract for a distance of **478.09** feet to the **Place of Beginning** and containing **5.00 acres, more or less**, of land within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on July 6, 2022.

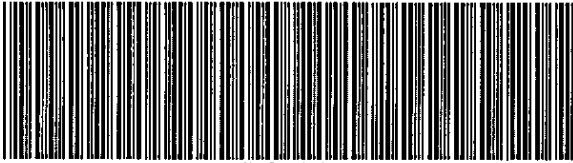
THE STATE OF TEXAS
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.



Mark E. Logbrinck, Registered Professional Land Surveyor/
No. 6418
PROJ. NO. 22-0283 5.00 ACRES





VG-42-2026-26-000075

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000075

Foreclosure Posting

Recorded On: May 06, 2026 09:47 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

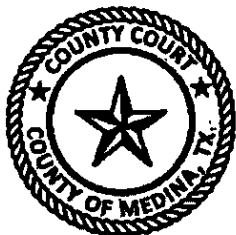
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000075
Receipt Number: 20260506000010
Recorded Date/Time: May 06, 2026 09:47 AM
User: Alexis M
Station: cccivil1

Record and Return To:

CASTROVILLE STATE BANK



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