

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: May 11, 2026

Trustee: MATTHEW J. BADDERS

Trustee's Address: 2632 Broadway, Suite 401-S, San Antonio, Texas 78215

Mortgagee/Beneficiary: Medina Holiday Villages, L.P.

Note: Dated June 1, 2019, in the original principal amount of Twenty-Five Thousand Dollars (\$25,000.00)

Deed of Trust:

Date: June 1, 2019

Grantor: REBECCA L. VAN

Mortgagee: Sunny 42 Investments LLC (by assignment from Medina Holiday Villages, L.P. on October 31, 2020, said assignment recorded as Document 2021002126, Real Property Records of Medina County, Texas.)

Recording Information: Said deed of trust recorded in Document No. 2019005915, Real Property Records of Medina County, Texas.

Property: Lot 114, Section A, Holiday Villages of Medina Subdivision, Medina County, Texas

County: Medina County, Texas

Date of Sale of Property: June 2, 2026

Earliest Time of Sale of Property

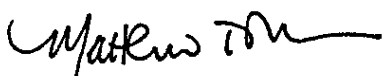
(between 10:00 a.m. and 4:00 p.m.): 10:00 a.m.

Place of Sale of Property: At the location for Foreclosure/Trustee Sales which has been designated by the Commissioner Court on January 13, 2022 as the area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo TX 78861 near the front entrance designated as the location for all foreclosure sales effective March 1, 2022.

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.

MATTHEW J. BADDERS is Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the earliest time stated above or within three hours after that time. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

 By: Andrew J. Robert w/ permission

MATTHEW J. BADDERS, Substitute Trustee



\*VG-42-2026-26-000080\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number: 26-000080**

Foreclosure Posting

Recorded On: May 11, 2026 02:07 PM

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 \*\*\*\*\***

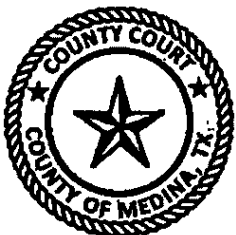
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000080  
Receipt Number: 20260511000048  
Recorded Date/Time: May 11, 2026 02:07 PM  
User: Ruby G  
Station: ccscan1.medinacounty.local

**Record and Return To:**

ANDY AELVOET



**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