

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **Lap 3 LLC, a Texas limited liability company** dated April 22, 2024, and duly filed for record on April 25, 2024, in the Office of the County Clerk of Medina County, Texas under Medina County Clerk's **Instrument No. 2024-2024003548** of the Official Public Records of Medina County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Medina County, Texas, to-wit:

**BEING 0.506 acres of land, more or less, situated in the Francis Winans Survey No. 3, Abstract 1039, Medina County, Texas, out of Lot 11, Block 2, ADAMS NATIONAL BANK SUBDIVISION, Medina County, Texas, according to the plat thereof recorded in Volume 1, Page 36, Plat Records, Medina County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein; and**

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

**Cassie Martin  
Alexis Martin  
Martha Rossington  
Reyn Rossington  
Wayne Daughtrey  
Shelby Martin, or  
Terri Martin**

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

**JUNE 2, 2026**

to commence at the hour of **1:00 o'clock p.m.**, or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:



**At the East side of the Medina County Courthouse Annex, near the front entrance designated as the location for all foreclosure sales, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this sale.

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 described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will 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 terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP  
1302 Waugh Drive, Suite 831  
Houston, Texas 77019

**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.**



Cassie Martin  
Alexis Martin  
Martha Rossington  
Reyn Rossington  
Wayne Daughtrey  
Shelby Martin, or  
Terri Martin  
Substitute Trustee(s)

Robert A. Schlanger  
Attorney for Substitute Trustees  
5325 Katy Freeway, Suite Two  
Houston, Texas 77007  
(713) 626-2333

Exhibit "A"

[Metes and Bounds Description]

BEING 0.506 ACRES OF LAND, MORE OR LESS, SITUATED IN THE FRANCIS WINANS SURVEY NO. 3, ABSTRACT 1039, MEDINA COUNTY, TEXAS, OUT OF LOT 11, BLOCK 2, ADAMS NATIONAL BANK SUBDIVISION, MEDINA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 36, PLAT RECORDS, MEDINA COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN GIFT WARRANTY DEED RECORDED IN VOLUME 569, PAGE 1003, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS; SAID 0.506 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

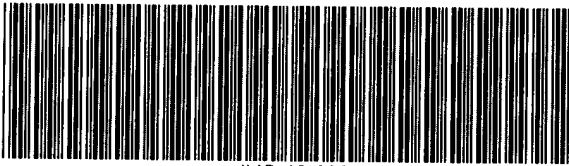
BEGINNING AT A 3/4-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS 0.506 ACRES, SAME BEING THE NORTHWEST CORNER OF SAID LOT 11 AND THE SOUTHWEST CORNER OF LOT 12, OF SAID BLOCK 2, ADAMS NATIONAL BANK SUBDIVISION, SAME ALSO BEING ON THE EASTRIGHT-OF-WAY OF DEVINE DRIVE AND THE SOUTHWEST CORNER OF THE JESSICA MARIE ORNELAS, ET VIR, 0.713 ACRES (VOLUME 848, PAGE 1155), SAME ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE LINE COMMON TO THIS 0.506 ACRES AND SAID ORNELAS 0.713 ACRES, SOUTH 86 DEGREES 23 MINUTES 24 SECONDS EAST (CALLED SOUTH 30 DEGREES EAST), AT A DISTANCE OF 221.34 FEET PASS A 1/2-INCH IRON ROD FOUND TO THE RIGHT 0.11 FEET FOR THE SOUTHEAST CORNER OF SAID ORNELAS 0.713 ACRES AND THE SOUTHWEST CORNER OF THE TODD RUSSEL TOPE, ET UX, 1.2851 ACRES (DOCUMENT NO. 2021009148), CONTINUING FOR A TOTAL DISTANCE OF 299.97 FEET (CALLED 300 FEET) TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS 0.506 ACRES, SAME BEING ON THE SOUTH LINE OF SAID TOPE 1.2851 ACRES AND THE NORTHWEST CORNER OF LOT 8, NEW CITY BLOCK 147, TUTTLE SUBDIVISION (VOLUME 1, PAGE 93);

THENCE ALONG THE LINE COMMON TO THIS 0.506 ACRES AND SAID LOT 8, SOUTH 05 DEGREES 02 MINUTES 01 SECONDS WEST (CALLED SOUTH 4 DEGREES WEST), A DISTANCE OF 73.50 FEET TO A 1/2-INCH IRON ROD CAPPED WALS SET FOR THE SOUTHEAST CORNER OF THIS 0.506 ACRES, SAME BEING ON THE WEST LINE OF LOT 7, OF SAID NEW CITY BLOCK 147, TUTTLE SUBDIVISION, AND THE NORTHEAST CORNER OF THE MACEDONIO MARTINEZ, ET UX, TRACT (VOLUME 174, PAGE 335);

THENCE ALONG THE LINE COMMON TO THIS 0.506 ACRES AND SAID MARTINEZ TRACT, NORTH 86 DEGREES 23 MINUTES 16 SECONDS WEST (CALLED NORTH 86 DEGREES WEST), A DISTANCE OF 300.36 FEET (CALLED 300 FEET) TO A 1/2-INCH IRON ROD CAPPED WALS SET FOR THE SOUTHWEST CORNER OF THIS 0.506 ACRES, SAME BEING THE NORTHWEST CORNER OF SAID MARTINEZ TRACT AND ON THE EAST RIGHT-OF-WAY OF SAID DEVINE DRIVE;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF DEVINE DRIVE, NORTH 05 DEGREES 20 MINUTES 14 SECONDS EAST, A DISTANCE OF 73.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.506 ACRES OF LAND, MORE OR LESS.



\*VG-42-2026-26-000088\*

**Medina County  
Gina Champion  
Medina County Clerk**

---

**Instrument Number: 26-000088**

Foreclosure Posting

Recorded On: May 12, 2026 03:23 PM

Number of Pages: 5

---

**" 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: 26-000088  
Receipt Number: 20260512000048  
Recorded Date/Time: May 12, 2026 03:23 PM  
User: Alexis M  
Station: cccivil1

**Record and Return To:**

TERRI MARTIN



**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