
NOTICE OF FORECLOSURE 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.

1. *Substitute Trustee.* Derek Long, Jeremy Males or Rose Males

Trustee's Address. 5950 Sherry Lane, Suite 220
Dallas, Texas 75225

2. *Property to Be Sold.* The property to be sold is described as follows:
Lot 2, Greg Macias Subdivision, in Medina County, Texas, according to the plat recorded in Volume 8, Page 42, Plat Records of Medina County, Texas.
Commonly known as 3251 US Highway 90W, Castroville, Texas 78009
3. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust filed January 11, 2023, recorded under Clerk's File No. 2023000264 of the Real Property Records of Medina County, Texas. The debtor is Robert Mendez and Carina Mendez.
4. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, the 7th day of July, 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 4:00 p.m.

Place: The Area on the East Side of the Medina County Courthouse Annex, located at 1300 Avenue M, Hondo, Texas 78861, Near the Front Entrance, or any other area as designated by the County Commissioners of Medina County, Texas, pursuant to Section §51.002 of the Texas Property Code as amended.

JMSR Enterprises LLC, a Texas limited liability company ("Mortgagee") has appointed Derek Long, Jeremy Males or Rose Males as Substitute Trustee to act under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date, Time and Place of Sale, Substitute Trustee will offer the property for sale at public auction at the Place, 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, IF ANY, IN THIS DISPOSITION. The earliest time the sale will occur is the Time, and the sale will be conducted no later than three hours thereafter.


DATED: MAY 27, 2026



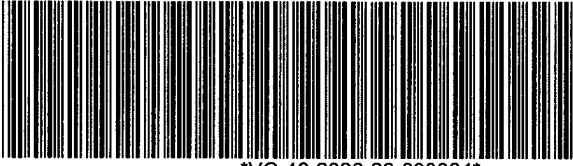
Derek Long
Penfold & Long, PC
5950 Sherry Lane, Suite 220
Dallas, Texas 75225
Tel: (214) 559-3131
Fax: (214) 521-2428
Email: Derek@PenfoldLong.com

CERTIFICATE OF POSTING

I am Derek Long whose address is 5950 Sherry Lane, Suite 220, Dallas, Texas 75225. I declare under penalty of perjury that on May 29, 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.



Derek Long



VG-42-2026-26-000094

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000094

Foreclosure Posting

Recorded On: May 29, 2026 08:35 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

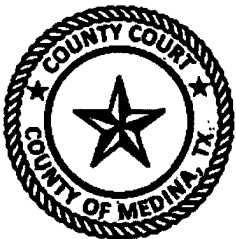
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000094
Receipt Number: 20260529000011
Recorded Date/Time: May 29, 2026 08:35 AM
User: Mark L
Station: CCSCAN2.medinacounty.local

Record and Return To:

ROSE MALES



**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