

**NOTICE OF TRUSTEE'S SALE**

Date: **June 2, 2026**  
Trustee: **IDSEL VAZQUEZ**  
Trustee's Address: **11410 N. FM 493  
Donna, Texas 78537**  
Lender: **CENTEX LAS FINCAS, L.P., a Texas limited partnership**  
Note: **NINETY- THREE THOUSAND NINE HUNDRED AND NO/100THS  
DOLLARS (\$93,900.00)**  
Deed of Trust

Date: **November 25, 2025**  
Grantor: **JOHN DAVID MENDEZ**  
Lender: **CENTEX LAS FINCAS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated November 25, 2025, executed by CENTEX LAS FINCAS, L.P., a Texas limited partnership JOHN DAVID MENDEZ, recorded under Clerk's Document No. 2025011481 Official Records, Medina County, Texas, and being further secured by Deed of Trust of even date therewith JOHN DAVID MENDEZ, to IDSEL VAZQUEZ, Trustee, recorded under Clerk's Document No. 2025011482 Official Records, Medina County, Texas.**

Property: **(including any improvements), All of Lot 55, LAS FINCAS SUBDIVISION, Medina County, Texas, as per Map or Plat thereof recorded in Document No. 2023009101, Official Public Records, Medina County, Texas.**

County: **Medina**

Date of Sale (first Tuesday of month): **July 7, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **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.**

IDSEL VAZQUEZ is Trustee under the Deed of Trust. Lender has instructed 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the 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. Such reposting or refileing may be after the date originally scheduled for this sale.

  
IDSEL VAZQUEZ, Trustee



\*VG-42-2026-26-000095\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number: 26-000095**

Foreclosure Posting

Recorded On: June 02, 2026 11:17 AM

Number of Pages: 2

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**" Examined and Charged as Follows: "**

Total Recording: \$2.00

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

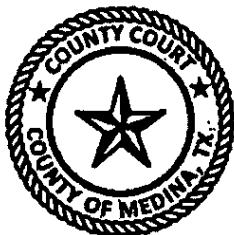
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000095  
Receipt Number: 20260602000030  
Recorded Date/Time: June 02, 2026 11:17 AM  
User: Kimberly B  
Station: CCMARRIAGE1

**Record and Return To:**

IDSEL VAZQUEZ



**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