

2705 AVENUE I
HONDO, TX 78861

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NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: July 07, 2026

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE AREA IN FRONT OF THE NORTH DOOR OF THE MEDINA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 09, 2023 and recorded in Document INSTRUMENT NO. 2023004983; AS AFFECTED BY INSTRUMENT NO. 2026000963 real property records of MEDINA County, Texas, with FAMILY JEWELS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, grantor(s) and LIMA ONE CAPITAL, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FAMILY JEWELS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, securing the payment of the indebtednesses in the original principal amount of \$224,140.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2021-2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LIMA ONE CAPITAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LIMA ONE CAPITAL, LLC
300 E. MCBEE AVE.
SUITE 200
GREENVILLE, SC 29601



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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

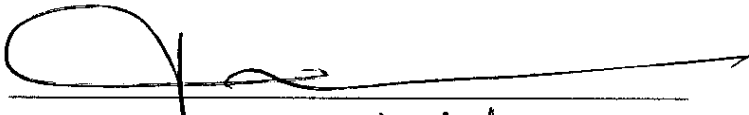
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Terri Martin, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 06/11/2026 I filed at the office of the MEDINA County Clerk and caused to be posted at the MEDINA County courthouse this notice of sale.



Declarants Name: Terri Martin

Date: June 11, 2026

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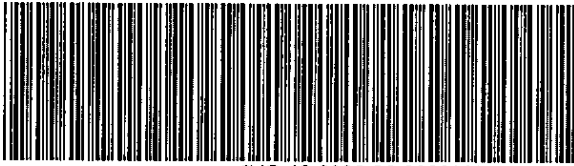
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MEDINA

EXHIBIT "A"

LOT 8 AND THE SOUTH 30' OF LOT 9, BLOCK 2, BARKULOO ADDITION, AN ADDITION TO THE CITY OF HONDO, MEDINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 39, PLAT RECORDS OF MEDINA COUNTY, TEXAS.



VG-42-2026-26-000099

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000099

Foreclosure Posting

Recorded On: June 11, 2026 10:19 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

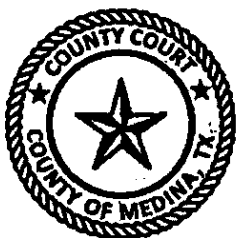
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000099
Receipt Number: 20260611000011
Recorded Date/Time: June 11, 2026 10:19 AM
User: Ruby G
Station: ccscan1.medinacounty.local

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