

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, KYLE RICHARD WACKER AND SHAWNTEL DIANNE CASANOVA, HUSBAND AND WIFE delivered that one certain Deed of Trust dated JULY 1, 2019, which is recorded in INSTRUMENT NO. 2019004817 of the real property records of MEDINA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$250,000.00 payable to the order of FIRST CHOICE LOAN SERVICES, INC., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, VETERANS LAND BOARD OF THE STATE OF TEXAS, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

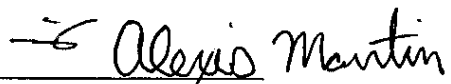
THEREFORE, NOTICE IS HEREBY GIVEN that on JULY 7, 2026, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 88, BLOCK 18, REDBIRD RANCH, UNIT-4C, A SUBDIVISION IN MEDINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 194, OF THE MAP AND/OR PLAT RECORDS OF MEDINA COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of MEDINA County, Texas, for such sales (OR AT THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, NEAR THE FRONT ENTRANCE).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is VETERANS LAND BOARD OF THE STATE OF TEXAS, 1700 N. CONGRESS, AUSTIN, TEXAS 78701-1496. The name and address of the Mortgage Servicer is GATEWAY MORTGAGE, P.O. BOX 1560, JENKS, OK 74037. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: JUNE 15, 2026.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR CASSIE MARTIN OR
ALEXIS MARTIN OR MARTHA ROSSINGTON OR
REYN ROSSINGTON OR WAYNE DAUGHTREY OR
SHELBY MARTIN OR TERRI MARTIN

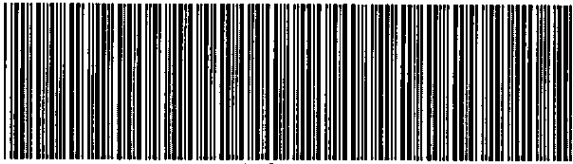
FILE NO.: 6MG-3488
PROPERTY: 499 PERCH HORIZON
SAN ANTONIO, TEXAS 78253

KYLE RICHARD WACKER

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



487787



VG-42-2026-26-000113

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 26-000113

Foreclosure Posting

Recorded On: June 16, 2026 12:55 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

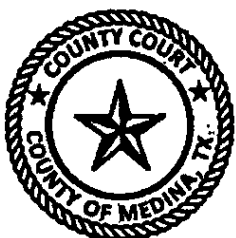
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000113
Receipt Number: 20260616000029
Recorded Date/Time: June 16, 2026 12:55 PM
User: Ruby G
Station: ccscan1.medinacounty.local

Record and Return To:

ALEXIS 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