

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Foreclosure Sale

July 13, 2026

Deed of Trust ("Deed of Trust"):

Dated: November 17, 2023
Grantor: Johnathan Lee Brown
Trustee: Robert Villanueva
Lender: RV Investment Group, LLC
Recorded in: Instrument No. 2023010121 of the Official Records of Medina County, Texas
Property: Lot 4, in Block 8, of Potranco Oaks Unit 5, an addition in Medina County, Texas, according to the map or plat thereof recorded in Volume 3, Page 982 of the Plat Records of Medina County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$854,446.95, executed by Johnathan Lee Brown ("Borrower") and payable to the order of Lender.

Substitute Trustee: MICHAEL FRITZ BAIRD and ABSTRACT/TRUSTEES OF TEXAS, LLC
Substitute Trustee's Address: P.O. Box 9932
Austin, Texas 78766

Foreclosure Sale:

Date: Tuesday, August 4, 2026
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 pm and not later than three hours thereafter.
Place: The area on the east side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861, near the front entrance, or if the preceding area is no longer the designated area, at the area most recently designated by the Medina County Commissioners Court.
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

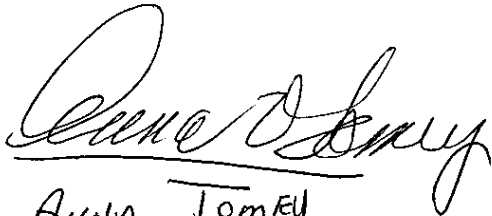
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

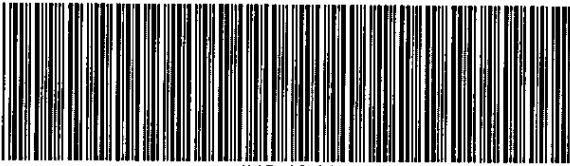
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT

IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE BENEFICIARY OR MORTGAGE SERVICER.


ANNA TOMELY
Trustees of Texas



Michael Fritz Baird
BairdLaw, PLLC
Attorney for Beneficiary
242 W. Sunset, Ste. 201
San Antonio, TX 78209
210-828-5844



VG-42-2026-26-000144

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000144

Foreclosure Posting

Recorded On: July 13, 2026 02:29 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

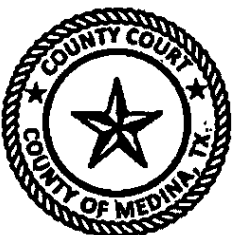
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000144
Receipt Number: 20260713000045
Recorded Date/Time: July 13, 2026 02:29 PM
User: Ruby G
Station: ccscan1.medinacounty.local

Record and Return To:

ANNY TOMEY



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