

Our Case Number: 26-01498-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 24, 2025, PAULA A. MANNING, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2025005950 in the DEED OF TRUST OR REAL PROPERTY RECORDS of MEDINA COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 2, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Medina County Courthouse Annex, East Side, 1300 Avenue M, Hondo, TX 78861 in MEDINA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: 11.011 ACRES OUT OF LOT 62-A, BLOCK 2, SAN ANTONIO TRUST SUBDIVISION OF LANDS, MEDINA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 2, PLAT RECORDS OF MEDINA COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED 11.000 ACRES CONVEYED TO SECRETARY OF HOUSING & URBAN DEVELOPMENT BY DEED RECORDED IN DOCUMENT NO. 2024007211, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS, AND SAID 11.011 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, WITH BEARINGS BASED ON UTM84 - ZONE 14 NORTH BY GPS OBSERVATION, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF PRIVATE ROAD 677, THE SOUTH LINE OF LOT 62-A, FOR THE SOUTHWEST CORNER OF THIS TRACT, AND THE SOUTHEAST CORNER OF THAT 11.087 ACRE TRACT CONVEYED TO BRYAN KLAY MANNING BY DEED RECORDED IN VOLUME 666, PAGE 934, OFFICIAL PUBLIC RECORDS, SAID POINT BEING ON THE NORTH LINE OF LOT 64-A AND NORTH LINE OF THAT 26.10 ACRE TRACT CONVEYED TO ORALIA MONTOTO BY DEED RECORDED IN DOCUMENT NO. 2017000871, OFFICIAL PUBLIC RECORDS;

THENCE N 00 DEGREES 02 MINUTES 14 SECONDS W ALONG THE EAST LINE OF SAID 11.087 ACRE TRACT, AT 18.00 FEET PASSING A 1/2 INCH IRON ROD FOUND ABOUT 0.5 FEET WEST OF A FENCE CORNER ON THE NORTH LINE OF PRIVATE ROAD 677, CONTINUING GENERALLY ALONG AND ABOUT 1 FOOT WEST OF A FENCE, FOR A TOTAL OF 814.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WALS" FOUND ABOUT 0.6 FEET SOUTH OF A FENCE CORNER AND ON THE SOUTHEAST LINE OF CANAL D-2 FOR THE WESTERN MOST NORTHWEST CORNER OF THIS TRACT AND NORTHEAST CORNER OF SAID 11.087 ACRE TRACT;

THENCE N 55 DEGREES 45 MINUTES 14 SECONDS E ALONG THE SOUTHEAST LINE OF SAID CANAL D-2, THE NORTHWEST LINE OF LOT 62-A, AT 305.05 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR A WEST CORNER OF AN ACCESS AND UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2019008825, OFFICIAL PUBLIC RECORDS, EXHIBIT C, CONTINUING FOR A TOTAL OF 352.25 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "ALLEN RPLS 5401" SET (IRON ROD SET) AT A FOUND STAKE FOR THE EASTERN MOST NORTHWEST CORNER OF LOT 62-A AND OF THIS TRACT, AND THE SOUTHWEST CORNER OF LOT 54-A AND OF THAT 35.588 ACRE TRACT CONVEYED TO MEDINA COUNTY SHELTERED WORKSHOP, INC. BY DEED RECORDED IN VOLUME 267, PAGE 851, OFFICIAL PUBLIC RECORDS;

THENCE N 89 DEGREES 36 MINUTES 06 SECONDS E ALONG THE NORTH LINE OF LOT 62-A AND SOUTH LINE OF LOT 54-A, LEAVING SAID CANAL D-2, IN PART GENERALLY ABOUT 1.5 FEET SOUTH OF A CHAIN LINK FENCE, 211.71 FEET TO AN IRON ROD SET ABOUT 1.8 FEET SOUTH OF A 3 INCH PIPE POST FOR THE NORTHEAST CORNER OF THIS TRACT AND NORTHWEST CORNER OF THAT REMAINING PORTION OF A 23.139 ACRE TRACT CONVEYED TO JAMES AND TRACY COURTADE BY DEED RECORDED IN VOLUME 478, PAGE 964, OFFICIAL PUBLIC RECORDS;

THENCE S 00 DEGREES 04 MINUTES 14 SECONDS W GENERALLY ALONG A FENCE, AT 20.00 FEET PASSING THE SOUTHEAST CORNER OF THE AFOREMENTIONED ACCESS AND UTILITY EASEMENT, AT 996.42 FEET PASSING A 1/2 INCH IRON ROD FOUND ABOUT 1 FOOT SOUTH OF A 4 INCH PIPE FENCE CORNER POST ON THE NORTH LINE OF PRIVATE ROAD 677, FOR A TOTAL OF 1014.42 FEET TO A POINT IN THE CENTERLINE OF PRIVATE ROAD 677 AND SOUTH LINE OF LOT 62-A AND NORTH LINE OF LOT 64-A FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89 DEGREES 55 MINUTES 03 SECONDS W ALONG THE CENTERLINE OF PRIVATE ROAD 677 AND SOUTH LINE OF LOT 62-A AND NORTH LINE OF LOT 64-A AND SAID 26.10 ACRE TRACT 501.10 FEET TO THE POINT OF BEGINNING.

Property Address: 157 PRIVATE ROAD 677, DEVINE, TX 78016
Mortgage Servicer: SERVICEMAC
Noteholder: MOVEMENT MORTGAGE, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 2nd day of April, 2026

Authorized Agent of Auction.com, LLC as
Substitute Trustee, Resolve Trustee Services,
LLC, Marinosci Law Group, PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300



**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000056

Foreclosure Posting

Recorded On: April 02, 2026 12:20 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

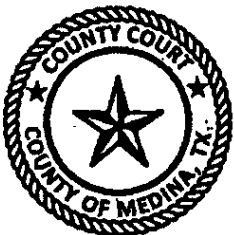
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000056
Receipt Number: 20260402000045
Recorded Date/Time: April 02, 2026 12:20 PM
User: Alexis M
Station: cccivil1

Record and Return To:

MARTIN TERRI



**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