

APR 14 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

REEDER REAL ESTATE, LP, a Texas limited partnership, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Ricardo Rodriguez Medina

110 E Cate St., Grand Saline, TX 75140

Sent via first class mail and CMRR # 9489 0178 9820 3039 9570 12 on 04.14.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Ricardo Rodriguez Medina and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Van Zandt County, Texas and is recorded under Clerk's File/Instrument Number 2022-012600, to which reference is made for all purposes.

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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6th day of May, 2025

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Van Zandt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain lot, tract or parcel of land situated in the Sam Bell Survey, Abstract No. 46, Van Zandt County, Texas, being LOTS EIGHT (8) and NINE (9) of the W. H. POLLARD ADDITION to the Town of Grand Saline, recorded in Glide 174A, Plat Records of Van Zandt County, Texas (the "Property")

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.