NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY AND OR DRIVERS LICENSE NUMBERS.

After recording please return to Keith Thompson, 11003 Quaker Ave, Lubbock, Texas 79424

2025023434 4 PGS POST

NOTICE OF TRUSTEE'S FORECLOSURE SALE

1. *PROPERTY TO BE SOLD.* The property to be sold is described as follows:

Block 3, Lot 4, Carlton Heights, an Addition to the City of Lubbock, Lubbock County, Texas according to the map, plat and/or dedication deed thereof recorded in the Official Public Record of Lubbock County Texas. Also known as 1317 59th Street, Lubbock, Lubbock County, Texas 79412.

2. INSTRUMENT TO BE FORECLOSED. The instrument to be foreclosed is the deed of trust dated October 2, 2025, executed by David Medrano and record as Instrument No. 2025044147 in the real property records of Lubbock County, Texas.

3. DATE, TIME, AND PLACE OF SALE. The sale is scheduled to be held at the following date, time, and place:

DATE: August 4, 2026

TIME: The sale will begin at 10:00 a.m. or no later than three hours after that time.

PLACE: At the Gazebo located on the front lawn of the County Courthouse, 916 Main St., Lubbock, Texas, provided that the sale may be moved due to inclement weather to the 2nd floor of the County Courthouse or such other location as designated by the Commissioner's Court of Lubbock County, Texas, where foreclosure sales are to take place.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *TERMS OF SALE.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *TYPE OF SALE.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *OBLIGATIONS SECURED.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "OBLIGATIONS") including but not limited to (a) the promissory note in the original principal amount of $100,000.00 with an annual interest rate of 6.9% executed by DAVID MEDRANO payable to the order of WALTER HANEL; (b) all renewals and extensions of the note; and (c) payment of current taxes and insurance for the underlying property. WALTER HANEL is the current owner and holder of the OBLIGATIONS and is the beneficiary under the deed of trust.

As of June 18, 2026, there was owed $100,000.00 principal due and $7,312.42 unpaid interest on the note, totaling $107,312.42 plus $7,500 attorney's fees due.

Questions concerning the sale may be directed to the undersigned substitute trustee, at: The Law Office of Keith C. Thompson, P.C., (806) 783-8322

7. *DEFAULT AND REQUEST TO ACt.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated June 18, 2026.

Trustee
Keith C. Thompson
11003 Quaker Ave.
Lubbock, Texas 79424
Tel. 806-783-8322
Fax 806-783-8357

STATE OF TEXAS §
§
COUNTY OF LUBBOCK §

This instrument was ACKNOWLEDGED before me on June 18, 2026 by KEITH C. THOMPSON, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

LISA A ODOM
Notary ID #10664097
My Commission Expires
November 14, 2026

Notary Public, State of Texas
My Commission Expires: 11·14·26

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Kelly Pinion, County Clerk
Lubbock County, TEXAS
06/18/2026 01:19 PM
FEE: $2.00
2026023434