

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 14, 2025

Substitute Trustee: MATTHEW J. BADDERS

Substitute Trustee's Address: 2632 Broadway, Suite 401-S, San Antonio, Texas 78215

Mortgagee: SUNNY 42 INVESTMENTS, LLC

Note: Dated February 26, 2017, in the original principal amount of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00)

Deed of Trust

Date: February 26, 2017

Grantor: JUAN C. CORDOVA and VIRGINIA CORDOVA

Mortgagee: MEDINA LAND COMPANY, a Texas corporation

Recording Information: Said deed of trust recorded in Volume 1073, Page 559, Real Property Records of Bexar County, Texas. Said note and liens securing same assigned in due course to SUNNY 42 INVESTMENTS, LLC by instrument recorded in Volume 1212, Page 453, Real Property Records of Bandera County, Texas.

Property:

Lot 109, Section M, Lake Medina Shores Subdivision, Bandera County, Texas, as shown by the plat thereof recorded in Volume 6, Page 275, Plat Records of Bandera County, Texas.

County: Bandera County, Texas

Date of Sale of Property: May 6, 2025

Earliest Time of Sale of Property  
(between 10:00 a.m. and 4:00 p.m.): 12:00 p.m.

**FILED**  
AT 10:02 O'CLOCK A.M. ON  
**APR 15 2025**  
TANDIE MANSFIELD, COUNTY CLERK  
BANDERA COUNTY, TEXAS  
BY [Signature] DEPUTY

Place of Sale of Property: At the area of the County Courthouse in Bandera County, Texas, which has been designated by the Commissioner's Court as the area where sales of real property under contract lien are to take place.

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.

Mortgagee has appointed MATTHEW J. BADDERS as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 MORTGAGEE OR MORTGAGE SERVICER.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the earliest time stated above or within three hours after that time. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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MATTHEW J. BADDERS,  
Substitute Trustee