

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/27/2004	<b>Grantor(s)/Mortgagor(s):</b> DANIEL G. ORTEGA, JOINED HEREIN PRO FORMA BY HIS WIFE, CHRISTINE D. ORTEGA
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), ACTING SOLELY AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-RF1
<b>Recorded in:</b> Volume: 524 Page: 955 Instrument No: 152977	<b>Property County:</b> MEDINA
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 7/7/2026	<b>Earliest Time Sale Will Begin:</b> 1:00 PM
<b>Place of Sale of Property:</b> Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Cassie Martin, Terri Martin, Deborah Martin, Troy Martin, Alexis Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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 MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 4/20/2026



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 04/23/2026

Printed Name: Terri Martin

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

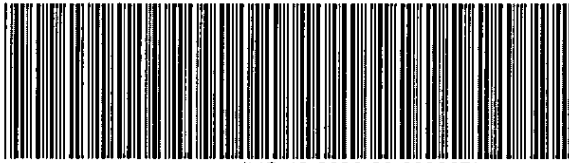
**MII File Number:** TX-25-124277-POS  
**Loan Type:** FHA

TX-25-124277-POS

## EXHIBIT "A"

A 0.145 Acre Tract of land, situated in the South part of the City of Hondo in Medina County, Texas, being out of Block 18 of the Barkuloo Addition, according to a Plat recorded in Volume 1, Page 39 of the Plat Records of Medina County, Texas being also out of a 0.314755 Acre Tract conveyed as two tracts from Lois Jean Murie to Curtis E. Johnson, et ux by Deed dated January 4, 1996 and recorded in Volume 261, Page 1127 of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 5/8" iron pin set in the West line of Avenue J (50 feet wide) and the East line of Block 18 and the East line of said 0.314755 Acre Tract, for the Northeast corner of a 0.154 Acre Tract this day surveyed and the Southeast corner of this tract from which a 5/8" iron pin set at the intersection with the North line of 30th Street (F. M. Highway 1250, 70 feet wide) bears S 01° 40' 44" W 84.47 feet;
- THENCE:** S 89° 56' 09" W 80.09 feet to a 5/8" iron pin set under fence in the West line of said 0.314755 Acre Tract and in the East line of a 0.432 Acre Tract conveyed from James R. Rhea, et ux to George T. Riddell, et ux by Deed dated December 8, 1976 and recorded in Volume 274, Page 373 of the Deed Records of Medina County, Texas, for the Northwest corner of said 0.154 Acre Tract and the Southwest corner of this tract;
- THENCE:** With fence and the East line of said 0.432 Acre Tract and the West line of said 0.314755 Acre Tract as follows:
- N 01° 37' 23" E 28.19 feet to a 5/8" iron pin found for a corner;
- N 89° 31' 51" W 14.56 feet to a 1" pipe found for a corner;
- N 01° 14' 48" E 42.76 feet to a 1" pipe found for the Northeast corner of said 0.432 Acre Tract and the Southwest corner of a 43 x 95 feet tract of land conveyed from Melinda Saathoff to Frieda Saathoff by Deed dated December 3, 1970 and recorded in Volume 232, Page 175 of said Deed Records and for the Northwest corner of said 0.314755 Acre Tract and of this tract;
- THENCE:** N 89° 56' 09" E 95.00 feet with fence to a 5/8" iron pin set in the West line of Avenue J and the East line of Block 18 for the Southeast corner of said 43 x 95 feet tract and the Northeast corner of said 0.314755 Acre Tract and of this tract;
- THENCE:** S 01° 40' 44" W 71.09 feet with fence and the West line of Avenue J to the POINT OF BEGINNING.



\*VG-42-2026-26-000067\*

**Medina County  
Gina Champion  
Medina County Clerk**

---

**Instrument Number: 26-000067**

Foreclosure Posting

Recorded On: April 23, 2026 02:28 PM

Number of Pages: 3

---

**" Examined and Charged as Follows: "**

Total Recording: \$2.00

---

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

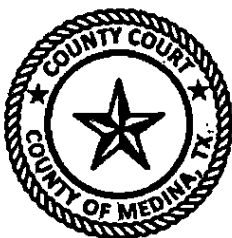
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000067  
Receipt Number: 20260423000031  
Recorded Date/Time: April 23, 2026 02:28 PM  
User: Aaron I  
Station: CCFrontWindow

**Record and Return To:**

TTS MEDINA



**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