

# NOTICE OF FORECLOSURE SALE

July 15, 2025

## DEED OF TRUST

**Date:** March 23, 2022

**Grantor:** STEPHANIE RENE HUFF

**Trustee:** DEAN W. GREER

**Substitute Trustee:** JOHN F. FUINI, JR

**Lender:** SALVADOR ORTEGA SANDOVAL

**Recorded In:** Document No. 2022002937 of the Real Property Records of Medina County, Texas,

**Legal Description:**

*Legal Description being more particularly described in EXHIBIT "A" attached hereto and made apart hereof.*

**Secures:** Promissory Note in the original principal amount of \$59,000.00, executed by STEPHANIE RENE HUFF payable to the order of Lender, SALVADOR ORTEGA SANDOVAL.

**Substitute Trustee's:** Law Office of John F. Fuini, Jr. PC  
**Address:** 6243 IH-10 West Suite 590  
San Antonio, TX 78201  
(210) 732-2200 Tel  
(210) 732-0298 Fax

**Foreclosure Sale:**

**Date:** August 5, 2025

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

**Place:** At the area designated by Commissioner Court of Bexar County, Texas (*in which county the Subject Property is situated*).

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

The Beneficiary, pursuant to the right granted under the Deed of Trust, has appointed JOHN F. FUINI, JR., as Substitute Trustee under the Deed of Trust, by written agreement, to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of the default, SALVADOR ORTEGA SANDOVAL, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of SALVADOR ORTEGA SANDOVAL election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with SALVADOR ORTEGA SANDOVAL's rights and remedies under the Deed of Trust and Section 9.604 (a) of the Texas Business and commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

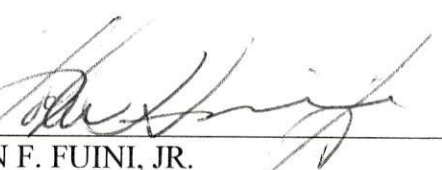
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, the Trustee reserves the right to

set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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, AS DEFINED IN SECTION 101(d) (1) OF TITLE 10, UNITED STATES CODE OR A MEMBER OF THE TEXAS NATIONAL GUARD OR NATIONAL GUARD OF OTHER STATE ON ACTIVE SERVICES AUTHORIZED BY THE PRESIDENT OR THE SECRETARY OF DEFENSE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, YOU MAY HAVE SPECIAL RIGHTS OR RELIEF RELATED TO THE COLLECTION OR ENFORCEMENT ACTION UNDER FEDERAL LAW, INCLUDING THE SERVICE MEMBERS CIVIL RELIEF ACT 50, UNITED STATES CODE SECTION 501 et.seq. IF THIS NOTICE SHOULD APPLY, YOU MUST PROVED EVIDENCE OF YOUR ELIGIBILITY TO THE UNDRSIGNED IMMEDIATELY.**

EXECUTED on this 15<sup>th</sup> day of July, 2025.

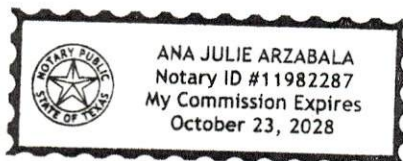
  
JOHN F. FUINI, JR.  
Substitute Trustee

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE me, the undersigned authority, on this day personally appeared JOHN F. FUINI, JR., known to be the person whose name is subscribed to the foregoing Notice of Foreclosure Sale, and acknowledged to me that the same was executed for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 15<sup>th</sup> day of July, 2025.



  
NOTARY PUBLIC, STATE OF TEXAS



## EXHIBIT A

### METES AND BOUNDS

#### TRACT 2:

Being 1.000 acres of land, more or less, out of the A. Campbell Survey No. 447, Abstract 1440, Medina County, Texas and being a portion of that certain called 19.35 acres described in General Warranty Deed recorded in Document No. 2019003378, Official Public Records, Medina County, Texas, said 1.000 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the Easternmost northeast corner of said 19.35 acres, same being the lower end of a cutback of the South Right-of-Way of F.M. 463 and the West Right-of-Way of Mann Road, same also being the **POINT OF COMMENCEMENT**;

THENCE along the West Right-of-Way of said Mann Road, South 00 degrees 01 minutes 57 seconds East (called South 00 degrees 06 minutes 14 seconds West), a distance of 904.71 feet to a mag nail with washer set for the northeast corner of this 1.000 acres, same being the southeast corner of a 1.000 acres tract surveyed this same date and hereinafter referred to as Tract 3, same also being the **POINT OF BEGINNING**;

THENCE continuing along the West Right-of-Way of said Mann Road, South 00 degrees 01 minutes 57 seconds East (called South 00 degrees 06 minutes 14 seconds West), a distance of 100.00 feet to a 1/2-inch iron rod capped "WALS" set for the southeast corner of this 1.000 acres, same being the northeast corner of a 1.000 acres tract surveyed this same date and hereinafter referred to as Tract 1;

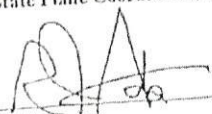
THENCE departing the West Right-of-Way of said Mann Road and severing said 19.35 acres, the following courses and distances:

South 89 degrees 58 minutes 35 seconds West, a distance of 435.60 feet to a 1/2-inch iron rod capped "WALS" set for the southwest corner of this 1.000 acres, same being the northwest corner of said Tract 1;

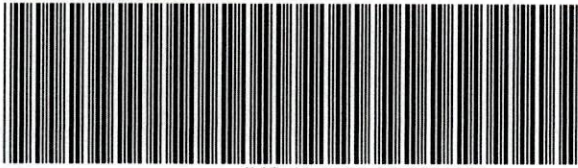
North 00 degrees 01 minutes 57 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod capped "WALS" for the northwest corner of this 1.000 acres, same being the southwest corner of said Tract 3;

North 89 degrees 58 minutes 35 seconds East, a distance of 435.60 feet to the **POINT OF BEGINNING**, and containing 1.000 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

  
Rudolf J. Pata, Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 5388  
January 03, 2022





\*VG-42-2025-25-000126\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number:** 25-000126

Foreclosure Posting

Recorded On: July 15, 2025 03:11 PM

Number of Pages: 5

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

Total Recording: \$2.00

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\*\*\*\*\* 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: 25-000126  
Receipt Number: 20250715000058  
Recorded Date/Time: July 15, 2025 03:11 PM  
User: Jaylen P  
Station: cccash2

**Record and Return To:**

Law Office of John F. Fuini, JR



**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