

NOTICE OF TRUSTEE'S SALE

OWNER OF RECORD: Matthew Salas and Ashley Salas
LIEN HOLDER: Hunter's Ranch Homeowners Association, Inc.
AMOUNT OF LIEN: \$5,663.01 (\$2,423.01 homeowner assessments and late fees;
\$3,240.00 attorney's fees and expenses)
PROPERTY ADDRESS: 238 Hunters Lodge, San Antonio, Texas 78253
LEGAL DESCRIPTION: Lot 9, Block 13, Hunters Ranch Subdivision, Unit 6A,
Medina County, Texas

Notice is hereby given that the above-described Property is encumbered and the Owners are legally indebted to the lien holder in the amount set forth above for due but unpaid owner's association assessments, late fees, legal expenses, and filing fees, levied and authorized pursuant to the Declaration of Covenants, Conditions and Restrictions for Hunter's Ranch, executed on January 4, 2018, recorded in Document Number 2018000092, Official Public Records of Medina County, Texas, as amended by the Amendment to Declaration of Covenants, Conditions and Restrictions for Hunter's Ranch, executed on August 29, 2018, recorded in Document Number 2018006461, Official Public Records of Medina County, Texas, as further amended by the Amendment to Declaration of Covenants, Conditions and Restrictions for Hunter's Ranch, executed on March 4, 2019, recorded in Document Number 2019001548, Official Public Records of Medina County, Texas, as further amended by Annexation of Declaration for Hunter's Ranch Subdivision, Unit 6A, executed on March 15, 2019, recorded in Document Number 2019001928, Official Public Records of Medina County, Texas as amended. Notice is further given that the amount of the Lien may increase if future assessments are not timely paid, and said subsequent indebtedness will be secured by the Lien herein described.

Hunter's Ranch Homeowners Association, Inc. hereby gives notice that the above-described Property will be auctioned for sale at a public sale held at the place designated for public foreclosure auctions by the Commissioners of Medina County, Texas. The sale shall commence no earlier than 10:00 a.m. on June 3, 2025. The property will be sold to the highest bidder for cash or some other form of payment acceptable to the Lien Holder.

Pursuant to the Texas Property Code, the Owners of the Property may have a right, not later than the 180th day after the date written notice of the sale is mailed to the Owners, to redeem the Property. The purchaser at the foreclosure sale may not transfer ownership of the Property to a person other than the redeeming Owner during the redemption period.

Executed on April 23, 2025.

HUNTER'S RANCH HOMEOWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation

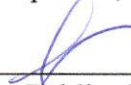
By:


TOM L. NEWTON, JR., Its Trustee

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Tom L. Newton, Jr., acting on behalf of HUNTER'S RANCH HOMEOWNERS ASSOCIATION, INC., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office on April 23, 2025.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
P. O. Box 101507
San Antonio, Texas 78201

06370.0032.2628335





VG-42-2025-25-000080

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000080

Foreclosure Posting

Recorded On: April 25, 2025 11:06 AM

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: 25-000080
Receipt Number: 20250425000020
Recorded Date/Time: April 25, 2025 11:06 AM
User: Kimberly B
Station: CCMARRIAGE1

Record and Return To:

ALLEN STEIN & DURBIN A PROFESSIONAL CORPORATION



**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