

**Posted**  
 HOUR 1:20pm

C&amp;M No. 44-24-01610/ FILE NOS

JUN 11 2024

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE  
 TRUSTEE**

GINA CHAMPION  
 County Clerk, Medina County, TX  
 By [Signature] Deputy

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated August 04, 2015 and recorded under Clerk's File No. 2015005293, in the real property records of MEDINA County Texas, with Scott E. Dean, who acquired title as Scott Dean and spouse, Paula M. Dean. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Georgetown Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Scott E. Dean, who acquired title as Scott Dean and spouse, Paula M. Dean. securing payment of the indebtedness in the original principal amount of \$251,250.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Scott E. Dean, Paula M. Dean. CITIZENS BANK NA f/k/a RBS CITIZENS NA is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Citizens Bank, N.A. a/k/a Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A. a/k/a Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

**Legal Description:**

**A SURVEY OF 1.000 ACRE OF LAND SITUATED ABOUT 22.4 MILES S 62° 15' E OF HONDO, IN MEDINA COUNTY, TEXAS, OUT OF SURVEY NO. 516 3/4, ABSTRACT NO. 658. LOUISE J. LONG, ORIGINAL GRANTEE, BEING A PORTION OF THAT CERTAIN 41.155 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DAVID PAUL NAEGELIN FROM SAMUEL H. VESTER, JR. AND JOSEPH P. GERLICH, DATED APRIL 23, 2003, AS RECORDED IN VOLUME 485 ON PAGE 365 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

**SALE INFORMATION**

Date of Sale: 08/06/2024

Earliest Time Sale Will Begin: 1:00 PM

**Location of Sale:** The place of the sale shall be: MEDINA County Courthouse, Texas at the following location: The East side of the Medina County courthouse Annex, Near the front entrance designated as the location for all foreclosure sales, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

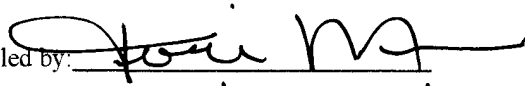
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Deborah Martin, Troy Martin, Cassie Martin, Alexis Martin, Elizabeth Anderson, Martha Rossington, Reyn Rossington, Shelby Martin, Clay Golden, Stephen Mayers, Douglas Rodgers, Carl Meyers, David Ackel, John Sisk, Logan Thomas, Thomas Gilbraith, C Jason Spence, Matthew Hansen, Ramiro Cuevas, Wesley Fowler-Williams, Deanna Ray, Deborah Martin, Terri Martin, Alexis Martin, Cassie Martin, Troy Martin, Shelby Martin, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 06/06/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by:   
Printed Name: Terri Martin

C&M No. 44-23-1979

# EXHIBIT A

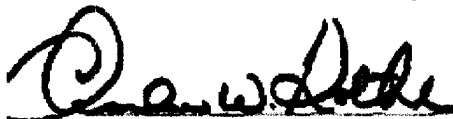
## FIELD NOTES TO DESCRIBE

A survey of 1.000 acre of land situated about 22.4 miles S 62°15' E of Hondo, in Medina County, Texas, out of Survey No. 516 ¼, Abstract No. 658, Louise J. Long, original Grantee, being a portion of that certain 41.155 acre tract of land described in a Deed to David Paul Naegelin from Samuel H. Vester, Jr. and Joseph P. Gerlich, dated April 23, 2003, as recorded in Volume 485 on Page 365 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a 5/8" iron pin set on the lower East line of said 41.155 acre tract of land and the West line of that certain 84.461 acre tract of land described in a Deed to Lynda Naegelin Jacob from Samuel H. Vester, Jr. and Joseph P. Gerlich, dated April 23, 2003, as recorded in Volume 485 on Page 435 of the aforementioned Official Public Records, for the Northeast corner of this survey from which a 5/8" iron pin found for an interior corner of said 41.155 acre tract of land and the lower Northwest corner of said 84.461 acre tract of land bears N 00-26-55 W 473.26 feet;
- THENCE: Along the lower East line of said 41.155 acre tract of land and the West line of said 84.461 acre tract of land, S 00-26-55 E 250.93 feet to a 5/8" iron pin set for the Southeast corner of this survey;
- THENCE: N 59-31-41 W 268.84 feet to a 5/8" iron pin set for the West corner of this survey;
- THENCE: N 31-16-52 E at 49.35 feet pass a 2" diameter pipe corner post, continuing generally along fence a total distance of 213.74 feet to a 2" diameter pipe corner post for the North corner of this survey;
- THENCE: S 60-10-32 E 136.89 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 12<sup>th</sup> day of December, 2014.



Charles W. Rothe  
Registered Professional Surveyor No. 2453  
1705 Avenue K, P. O. Box 426  
Hondo, Texas 78861  
Ph. (830) 426-3005  
FAX (830) 426-8160



## FIELD NOTES TO DESCRIBE

A survey of a 4.006 acre 60-foot-wide Ingress-Egress Easement situated about 22.4 miles S 62°15' E of Hondo, in Medina County, Texas, being 2.010 acres out of Survey No. 516 ¼, Abstract No. 658, Louise J. Long, original Grantee, and 1.996 acres out of Survey No. 519 ¼, Abstract No. 967, John Trimble, original Grantee, lying partly within Lot 3 of Bluebonnet Subdivision, a subdivision as shown on a plat thereof recorded in Volume 6 on Pages 29 and 30 of the Plat Records of Medina County, Texas, lying within that certain 41.155 acre tract of land described in a Deed to David Paul Naegelin from Samuel H. Vester, Jr. and Joseph P. Gerlich, dated April 23, 2003, as recorded in Volume 485 on Page 365 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING:** At a 5/8" iron pin found by an 8" diameter cedar corner post on the Southeast R.O.W. line of Interstate Highway 35 for the West corner of Lot 3 and the North corner of Lot 2 of said Bluebonnet Subdivision, the upper West corner of said 41.155 acre tract of land and the upper West corner of this easement from which a 5/8" iron pin found by corner post for the Northwest corner of Lot 1 of said Bluebonnet Subdivision bears S 48-30-22 W 555.56 feet;
- THENCE:** Generally along fence, the Southeast R.O.W. line of said Interstate Highway 35, a Northwest line of said Lot 3, and a Northwest line of said 41.155 acre tract of land, N 48-30-19 E 60.00 feet to a 5/8" iron pin found for the North corner of said 41.155 acre tract of land, the upper West corner of that certain 84.461 acre tract of land described in a Deed to Lynda Naegelin Jacob from Samuel H. Vester, Jr. and Joseph P. Gerlich, dated April 23, 2003, as recorded in Volume 485 on Page 435 of the aforementioned Official Public Records, and the North corner of this easement,
- THENCE:** Along the upper Northeast line of said 41.155 acre tract of land and the upper Southwest line of said 84.461 acre tract of land, S 41-35-18 E 1456.06 feet to a 5/8" iron pin found for an angle point and S 00-24-58 W 83.03 feet to a 5/8" iron pin found for the upper Southeast corner of said 41.155 acre tract of land, an interior corner of said 84.461 acre tract of land, and the upper Southeast corner of this easement,
- THENCE:** Along the upper South line of said 41.155 acre tract of land and the upper North line of said 84.461 acre tract of land, N 89-35-02 W 989.53 feet to a 5/8" iron pin found for an interior corner of said 41.155 acre tract of land, the lower Northwest corner of said 84.461 acre tract of land, and an interior corner of this survey;
- THENCE:** Along the East line of said 41.155 acre tract of land and the West line of said 84.461 acre tract of land, S 00-26-55 E 473.26 feet to a 5/8" iron pin set for the Northeast corner of a certain 1.000 acre tract of land, this day surveyed, and the lower Southeast corner of this easement;
- THENCE:** Along the Northeast line of said 1.000 acre tract of land, N 60-10-32 W 69.47 feet to the Southwest corner of this easement;
- THENCE:** Parallel to and 60.00 feet West of the East line of said 41.155 acre tract of land, N 00-26-55 W 497.81 feet to a point in fence on the recognized North line of said Survey No. 516 ¼, the recognized South line of said Survey No. 519 ¼, the South line of said Lot 1, and the North line of said 41.155 acre tract of land for the Northwest corner of this easement;

David Paul Naegelin (4.006 Acres) - Page 2

THENCE: Generally along fence, the recognized North line of said 516 ¼, the recognized South line of said Survey No. 519 ¼, the South lines of said Lots 1 and 2 and the North line of said 41.155 acre tract of land, S 89-39-39 E 990.43 feet to a 5/8" iron pin found 1.58 feet West of a 12" diameter creosote corner post for the Southeast corner of said Lot 2, an interior corner of said 41.155 acre tract of land, and an interior corner of this easement;

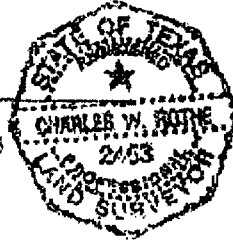
THENCE: Along the Northeast line of said Lot 2, the Southwest line of said Lot 3, and a Southwest line of said 41.155 acre tract of land, N 41-35-18 W 1433.12 feet to the POINT OF BEGINNING.

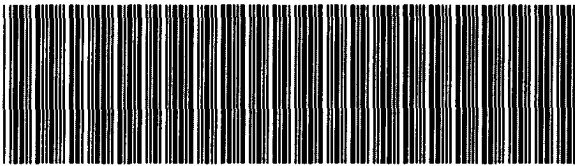
The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 19<sup>th</sup> day of December, 2014.

*Charles W. Rothe*

Charles W. Rothe  
Registered Professional Surveyor No. 2453  
1705 Avenue K, P. O. Box 426  
Hondo, Texas 78861  
Ph. (830) 426-3005  
FAX (830) 426-8160





\*VG-42-2024-24-000077\*

Medina County  
Gina Champion  
Medina County Clerk

Instrument Number: 24-000077

Foreclosure Posting

Recorded On: June 11, 2024 01:47 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

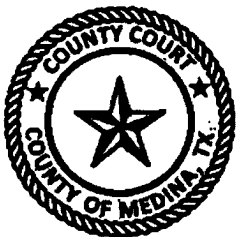
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 24-000077  
Receipt Number: 20240611000040  
Recorded Date/Time: June 11, 2024 01:47 PM  
User: Kimberly B  
Station: CCMARRIAGE1

**Record and Return To:**

TERRI MARTIN



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