



VG-371-2022-17

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 17

Foreclosure Posting

Recorded On: December 12, 2022 01:18 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** 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: 17
Receipt Number: 20221212000013
Recorded Date/Time: December 12, 2022 01:18 PM
User: Melody E
Station: cclerk01

Record and Return To:

MARTHA ROSSINGTON



STATE OF TEXAS

Blanco 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 Blanco County, Texas**

Laura Walla
Blanco County Clerk
Blanco County, TX

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 14, 2008 and recorded under Vol. 385, Page 561, or Clerk's File No. 081462, in the real property records of BLANCO County Texas, with Collins Mason, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial Inc., dba Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Collins Mason, a single person securing payment of the indebtedness in the original principal amount of \$231,500.00 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 Collins Mason. Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:**ALL THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:**

FIELD NOTES OF A 14.10 ACRE TRACT OF LAND SITUATED IN BLANCO COUNTY, TEXAS OUT OF THE T.D. DAVIDSON SURVEY NO. 182, ABSTRACT NO. 151, BEING ALL OF A 5.00 ACRE TRACT OF LAND CONVEYED TO REDDILL MANAGEMENT OF RECORD IN VOLUME 317, PAGE 170, ALL OF A 0.813 ACRE TRACT OF LAND CONVEYED TO REDDILL MANAGEMENT OF RECORD IN VOLUME 317, PAGE 174, AND ALL OF A REMAINDER OF A 9.12 ACRE TRACT OF LAND CONVEYED TO REDDILL MANAGEMENT OF RECORD IN VOLUME 317, PAGE 178, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: ALL IRON PINS SET ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED BAKER SURVEYING.

SALE INFORMATION**Date of Sale: 01/03/2023****Earliest Time Sale Will Begin: 10:00 AM**

Location of Sale: The place of the sale shall be: BLANCO County Courthouse, Texas at the following location: At the south (main) entrance of the Blanco County Courthouse in an area not to exceed 12 ft. out from the front door, 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 be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the 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 Martha Rossington, T. Reynolds Rossington, Jay Jacobs, Jill Nichols, Kevin Key, Meghan Lamonte, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 12/07/2022.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 
Printed Name: MARTHA ROSSINGTON

C&M No. 44-22-0744

EXHIBIT A

Describing land therein: FIELD NOTES OF A 14.10 ACRE TRACT OF LAND SITUATED IN BLANCO COUNTY, TEXAS OUT OF THE T.D DAVIDSON-SURVEY NO. 182, ABSTRACT NO. 151, BEING ALL OF A 5.00 ACRE TRACT OF LAND CONVEYED TO REDDILL MANAGEMENT OF RECORD IN VOLUME 317, PAGE 170, ALL OF A 0.813 ACRE TRACT OF LAND CONVEYED TO REDDILL MANAGEMENT OF RECORD IN VOLUME 317, PAGE 174, AND ALL OF A REMAINDER OF A 9.12 ACRE TRACT OF LAND CONVEYED TO REDDILL MANAGEMENT OF RECORD IN VOLUME 317, PAGE 178, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: ALL IRON PINS SET ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED BAKER SURVEYING.

BEGINNING AT A 1/2" IRON PIN FOUND IN THE NORTHEAST LINE OF LUDLOW LANE KNOWN AS COUNTY ROAD 412 FOR THE SOUTHERN MOST SOUTHEAST CORNER OF A 29.03 ACRE TRACT OF LAND CONVEYED TO RAPID SALES AND RENTALS, INC, A FLORIDA CORPORATION OF RECORD IN VOLUME 358, PAGE 850, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE 5.00 ACRE TRACT AND THIS TRACT.

THENCE WITH THE SOUTHEAST AND NORTH EAST LINE OF THE 29.03 ACRE TRACT AND THE NORTHWEST AND SOUTHWEST LINE OF THE 5.00 ACRE TRACT AND THIS TRACT, THE FOLLOWING CALLS:

1. N 25°42' 02" E, 25.90 FEET TO A 1/2" IRON PIN FOUND FOR AN ANGLE POINT,
2. N 30°47' 09" E 110.61 FEET TO A 1/2" IRON PIN FOUND FOR THE NORTHERN MOST SOUTHEAST CORNER OF THE 29.03 ACRE TRACT AND AN INTERIOR CORNER OF THE 5.00 ACRE TRACT AND THIS TRACT, AND
3. N 58°25' 08" W, 552.75 FEET TO A 1/2" IRON PIN SET FOR THE SOUTHEAST CORNER OF A 9.00 ACRE TRACT OF LAND CONVEYED TO DANIEL I. THODY OF RECORD IN VOLUME 198, PAGE 251, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND THE WEST CORNER OF THE 5.00 ACRE TRACT AND THIS TRACT.

THENCE N 02°33' 56" E, 445.41 FEET WITH THE EAST LINE OF THE 9.00 ACRE TRACT AND THE WEST LINE OF THE 5.00 ACRE TRACT AND THIS TRACT TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF A 4.93 ACRE TRACT OF LAND CONVEYED TO STEVEN T. FULLER OF RECORD IN VOLUME 353, PAGE 656, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND THE SOUTHERN MOST NORTHWEST CORNER OF THE 5.00 ACRE TRACT AND THIS TRACT.

THENCE S 70°56' 34" E, 400.80 FEET WITH THE NORTH LINE OF THE 5.00 ACRE TRACT AND THIS TRACT AND THE SOUTH LINE OF THE 4.93 ACRE TRACT TO A 1/2" IRON PIN FOUND IN THE WEST LINE OF THE REMAINDER OF THE 9.12 ACRE TRACT FOR AN INTERIOR CORNER OF THIS TRACT, THE NORTHEAST CORNER OF THE 5.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THE 4.93 ACRE TRACT.

THENCE N 00°04' 55" W, 561.75 FEET WITH THE EAST LINE OF THE 4.93 ACRE TRACT AND THE WEST LINE OF THE REMAINDER OF THE 9.12 ACRE TRACT AND THIS TRACT TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF TRACT E, RUST RANCH ACRES OF RECORD IN VOLUME 1, PAGE 195, PLAT RECORDS OF BLANCO COUNTY, TEXAS; THE SOUTHWEST CORNER OF TRACT F, RUST RANCH ACRES, THE NORTHEAST CORNER OF THE 4.93 ACRE TRACT AND THE NORTHERN MOST NORTHWEST CORNER OF THE REMAINDER OF THE 9.12 ACRE TRACT AND THIS TRACT.

THENCE S 70°30' 35" E, 331.59 FEET WITH THE SOUTH LINE OF TRACT F AND THE NORTH LINE OF THE REMAINDER OF THE 9.12 ACRE TRACT AND THIS TRACT TO A 1/2" IRON PIN SET FOR THE NORTHWEST CORNER OF LOT 23R, WHITMIRE ESTATES, PHASE 1 RESUBDIVIDED OF RECORD IN VOLUME 1, PAGE 259, PLAT RECORDS OF BLANCO COUNTY, TEXAS AND THE NORTHEAST CORNER OF THE REMAINDER OF THE 9.12 ACRE TRACT AND THIS TRACT.

THENCE S 01°25' 22" E. 1309.24 FEET WITH THE WEST LINE OF LOT 23R, LOT 22R, LOT 21, WHITMIRE ESTATES, PHASE I OF RECORD IN VOLUME 1, PAGE 250, PLAT RECORDS OF BLANCO COUNTY, TEXAS AND THE EAST LINE OF THE REMAINDER OF THE 9.12 ACRE TRACT AND THIS TRACT TO A CEDAR POST FENCE CORNER FOUND IN THE NORTH RIGHT OF WAY LINE OF LUDLOW LANE FOR THE SOUTHWEST CORNER OF LOT 21 AND THE SOUTHEAST CORNER OF THE REMAINDER OF THE 9.12 ACRE TRACT AND THIS TRACT.

THENCE N 68°13' 13" W. AT 153.92 PASSING THE SOUTHWEST CORNER OF THE REMAINDER OF THE 9.12 ACRE TRACT AND THE SOUTHEAST CORNER OF THE 0.813 OF AN ACRE TRACT AND AT 306.13 FEET PASSING A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE 0.813 OF AN ACRE TRACT AND THE SOUTHEAST CORNER OF THE 5.00 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 366.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14.10 ACRES OF LAND ACCORDING TO A SURVEY ON THE GROUND ON APRIL 02, 2008 BY BAKER SURVEYING INC.