

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., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 25, 2018 and recorded under Clerk's File No. 2018003918, in the real property records of Medina County Texas, with Belinda Mullins and Kenneth D Mullins Jr, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Network, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Belinda Mullins and Kenneth D Mullins Jr, wife and husband securing payment of the indebtedness in the original principal amount of \$97,360.00 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 Belinda Mullins and Kenneth D Mullins Jr. Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-1 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:

0.329 ACRES OUT OF LOT 6, BLOCK F OF THE FLY ADDITION TO THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 77, PLAT RECORDS OF MEDINA COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO PHILLIPPE RANCH LLC BY DEED RECORDED IN VOLUME 660, PAGE 297, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, SAID 0.329 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 09/02/2025

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 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** Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Terri Martin, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Agency Sales and Posting LLC, as Substitute Trustee.

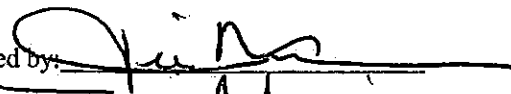
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on July 28, 2025.

/s/ Kelly M. Doherty SBOT No. 24118059, 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. 44-25-02505

**0.329 ACRE OUT OF
LOT 6, BLOCK F, FLY ADDITION TO THE CITY OF HONDO
MEDINA COUNTY, TEXAS**

LEGAL DESCRIPTION

0.329 acres out of Lot 6, Block F of the Fly Addition to the City of Hondo, in Medina County, Texas, according to the plat thereof recorded in Volume 6, Page 77, Plat Records of Medina County, Texas, and being the same property conveyed to Phillippa Ranch LLC by deed recorded in Volume 850, Page 297, Official Public Records of Medina County, Texas, said 0.329 acres being more particularly described by metes and bounds as follows:

BEGINNING at an un-monumented point being about 0.1 feet north of the north wall of a garage and being on the west line Avenue "T", said point being S 88°40'45" W 0.43 feet from a 1/2 inch iron pipe found for reference, and said point also being S 03°15'22" E 69.43 feet from a 5/8 inch iron rod found at a chain link fence corner for the southeast corner of Lot 5 of said Block F, and said point also being the southeast corner of that 0.1019 acre tract recorded in Volume 344, Page 775, Official Public Records and the northeast corner of this tract;


THENCE S 03°15'21" E along the west line of Avenue "T" passing through said garage 153.81 feet to a 1/2 inch iron rod with yellow cap stamped "ALLEN RPLS 5401" set (iron rod set) for the southeast corner of Lot 6 and Block F and of this tract;

THENCE S 69°42'21" W along the north line of 22nd Street 94.80 feet to an iron rod set for the southwest corner of Lot 6 and of this tract and the southeast corner of Lot 7;

THENCE N 02°34'20" W along the common line between Lots 6 and 7 a distance of 152.06 feet to a point in a 4 x 4 inch treated post for the northwest corner of this tract and southwest corner of said 0.1019 acre tract; and from which, a 1/2 inch iron pipe found at the northwest corner of Lot 6 and northeast corner of Lot 7 bears N 02°34'20" W 48.13 feet;

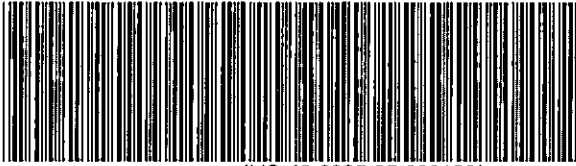
THENCE N 88°40'45" E along the south line of said 0.1019 acre tract 92.91 feet to the **POINT OF BEGINNING**.

This metes and bounds description is based on the Land Title Survey and plat made by Garry T. Allen, RPLS 5401 on December 14, 2011



GARRY T. ALLEN, RPLS 5401
Garry T. Allen & Associates, Inc
141 CR 454
Hondo, TX 75861
830-428-3725





VG-42-2025-25-000129

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000129

Foreclosure Posting

Recorded On: July 31, 2025 01:28 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

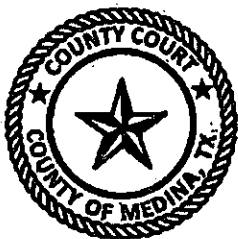
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000129
Receipt Number: 20250731000039
Recorded Date/Time: July 31, 2025 01:28 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