

C&M No. 44-25-02513/ FILE NOS

## 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 August 19, 2021 and recorded under Clerk's File No. 2021009358, in the real property records of MEDINA County Texas, with Thomas Anthony Deibler and Annabel M Deibler, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Thomas Anthony Deibler and Annabel M Deibler, husband and wife securing payment of the indebtedness in the original principal amount of \$238,280.00 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 Thomas Anthony Deibler, Annabel M Deibler. SWBC Mortgage Corporation 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 425 Phillips Blvd, Ewing, NJ 08618.

#### Legal Description:

**BEING 0.297 ACRES OF LAND, MORE OR LESS, BEING A PART OF LOT 7, BLOCK 2 OF THE HOHENBERGER ADDITION TO THE CITY OF HONDO, MEDINA COUNTY, BEING THE SAME PROPERTY DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 296, PAGE 383, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS, SAID 0.297 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

**Date of Sale: 08/04/2026**

**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

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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.

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**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, Auction.com, LLC, or Codilis & Moody, P.C., 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 06/12/2026.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Alexis Martin  
Printed Name: Alexis Martin

C&M No. 44-25-02513

**EXHIBIT "A"**

**Being 0.297 acres of land, more or less, being a part of Lot 7, Block 2 of the Hohenberger Addition to the City of Hondo, Medina County, being the same property described in a Warranty Deed with Vendor's Lien recorded in Volume 296, Page 383, Official Public Records, Medina County, Texas, said 0.297 acres being more particularly described by metes and bounds as follows:**

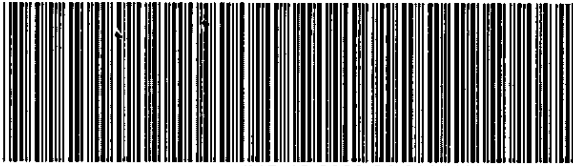
**Beginning at a 5/8 inch iron rod found (controlling monument) for the northwest corner of this 0.297 acres, same being the northeast corner of the Robert Cuellar, et ux, 0.349 acres (Volume 261, Page 256) and on the South Right-of-Way line of a 20 foot alley and the POINT OF BEGINNING;**

**Thence along the South Right-of-Way line of said 20 foot alley, North 89 degrees 56 minutes 02 seconds East (called North 89 degrees 52 minutes 04 seconds East), a distance of 84.74 feet (called 84.70 feet) to a 1/2 inch iron rod found (controlling monument) for the northeast corner of this 0.297 acres, same being on the West Right-of-Way line of Avenue P;**

**Thence along the West Right-of-Way line of said Avenue P, South 04 degrees 00 minutes 41 seconds East (called South 04 degrees 04 minutes 39 seconds East), a distance of 144.51 feet to a point for the southeast corner of this 0.297 acres, same being at the intersection of the West Right-of-Way line of said Avenue P and the North Right-of-Way line of 27th Street;**

**Thence along the North Right-of-Way line of 27th Street, South 89 degrees 55 minutes 15 seconds West (South 89 degrees 51 minutes 17 seconds West), a distance of 94.65 feet (called 94.60 feet) to a point for the southwest corner of this 0.297 acres, same being the southeast corner of said Cuellar 0.349 acres;**

**Thence along the line common to this 0.297 acres and said Cuellar 0.349 acres, North 00 degrees 04 minutes 45 seconds West (called North 00 degrees 08 minutes 43 seconds West) to the point of beginning, and containing 0.297 acres of land, more or less.**



\*VG-42-2026-26-000112\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number: 26-000112**

Foreclosure Posting

Recorded On: June 16, 2026 12:55 PM

Number of Pages: 4

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

Total Recording: \$2.00

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

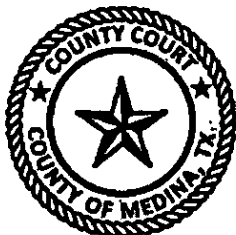
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000112  
Receipt Number: 20260616000029  
Recorded Date/Time: June 16, 2026 12:55 PM  
User: Ruby G  
Station: ccscan1.medinacounty.local

**Record and Return To:**

ALEXIS 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