

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: June 01, 2021

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 18, 2003 and recorded in Document VOL 307, PAGE 096 real property records of WILLACY County, Texas, with CATALINA R VELIZ, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CATALINA R VELIZ, securing the payment of the indebtednesses in the original principal amount of \$36,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XVIII is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CONNIE MEDLEY, SARAH CHAMPINE, LUIS GARCIA, CONSTANCE LEWIS, CLYDE COBB, MONTGOMERY MEDLEY, JULIE MARTIN, BOB FRISCH, ARNOLD MENDOZA, JODI STEEN, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI JULIE MARTIN, WILLIAM D. LAREW, DAVID KARLE, ALEXIS MENDOZA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Sandra Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4.22.21 I filed at the office of the WILLACY County Clerk and caused to be posted at the WILLACY County courthouse this notice of sale.



Declarants Name: Sandra Mendoza

Date: 4.22.21

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WILLACY

EXHIBIT "A"

LOTS NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SIX (6), COLONIA VICTORIA SUBDIVISION,
TOWNSITE OF RAYMONDVILLE, WILLACY COUNTY, TEXAS.

Filed
FILED *29:16*
COUNTY COURT *am*
APR 22 2021

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY *[Signature]* DEPUTY

Filed
FILED *29:16*
COUNTY COURT *am*
APR 21 2021

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY *[Signature]* DEPUTY