

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
CHAVEZ, MARISELA
7581 SUNSET LANE, LYFORD, TX 78569

CONVENTIONAL
Firm File Number: 24-041726

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 5, 2008, MARISELA CHAVEZ AND JOSE A. CHAVEZ, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PROGRESSIVE MORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WILLACY** COUNTY, TX and is recorded under Clerk's File/Instrument Number 310856 Volume 568, Page 054, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, March 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **WILLACY** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Willacy, State of Texas:

LOTS THIRTY-ONE (31) AND THIRTY-TWO (32), A.S. HEASLEY SUBDIVISION, CITY OF LYFORD
WILLACY COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2,
PAGE 6, MAP RECORDS OF WILLACY COUNTY, TEXAS; SAVE AND EXCEPT THE SOUTH FIVE FEET (S.
5 FT) OF LOT THIRTY-TWO (32) CONVEYED TO ABRAHAM ZAMARRIPAS AND WIFE, PAULA
ZAMARRIPAS.

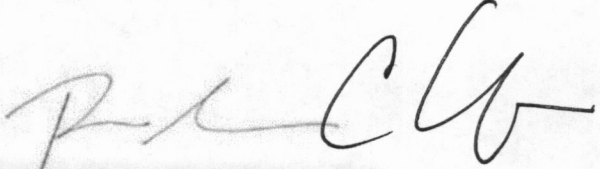
Property Address: 7581 SUNSET LANE
LYFORD, TX 78569
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN
TRUST 2022-RP5
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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.

**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**

SUBSTITUTE TRUSTEE
Connie Cobb or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or
Jodi Steen
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day January 13, 2025.

By: 
Ronny George
Texas Bar # 24123104

Connie Cobb

rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for U.S. Bank Trust National Association, not in
its individual capacity, but solely in its capacity as trustee
of Citigroup Mortgage Loan Trust 2022-RP5

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 military service to the sender of this notice immediately.

FILED + POSTED
COUNTY COURT

JAN 16 2025 @ 11:16 AM

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: DEPUTY

Christy Villareal