

Our Case Number: 23-06561-FC

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 18, 2006, NICANOR DE LEON-HINOJOSA, A MARRIED PERSON, executed a Deed of Trust/Security Instrument conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AMERICA'S WHOLESALE LENDER ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 304120, in Book 468, at Page 174, in the DEED OF TRUST OR REAL PROPERTY RECORDS OF WILLACY COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 3, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at Willacy County Courthouse, 576 West Main Street, Raymondville, TX 78580 in **WILLACY COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: LOTS NINETEEN (19) AND TWENTY (20), BLOCK SIX (6), COLONIA HIDALGO SUBDIVISION, CITY OF RAYMONDVILLE, WILLACY COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP OR PLAT HEREOF RECORDED IN VOLUME 2, PAGE 8 OF THE MAP RECORDS, WILLACY COUNTY, TEXAS.

Property Address: 764 W SAN FRANCISCO AVE, RAYMONDVILLE, TX 78580

Mortgage Servicer: SHELLPOINT MORTGAGE SERVICING

Noteholder: THE BANK OF NEW YORK MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE FOR THE CERTIFICATE  
HOLDERS OF THE CWABS, INC., ASSET-BACKED CER  
TIFICATES, SERIES 2006-20  
15 S. MAIN STREET, SUITE 600, GREENVILLE, SC 29601

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

### **ACTIVE MILITARY SERVICE NOTICE**

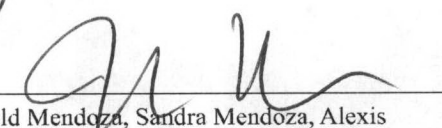
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND this 16<sup>th</sup> day of July 2024

1:03 PM  
**FILED + POSTED**  
**COUNTY COURT**

**JUL 16 2024**

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

  
Arnold Mendoza, Sandra Mendoza, Alexis  
Mendoza, Connie Cobb, Constance Lewis,  
Clyde Cobb, Julie Martin, David Karle, W D  
Larew, Jerry Perez, Sarah Mays, Marinosci Law  
Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300