

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 5, 2015	Original Mortgagor/Grantor: ROEL HUERTA AND DONNA AREVALO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOUSTONIAN MORTGAGE GROUP, INC., D/B/A WESTIN MORTGAGE GROUP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 346 Page: 526 Instrument No: 94988	Property County: BROOKS
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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.

Secures: Note in the original principal amount of \$114,000.00, executed by ROEL HUERTA and DONNA AREVALO and payable to the order of Lender.

Property Address/Mailing Address: 423 W ALLEN STREET, FALFURRIAS, TX 78355

Legal Description of Property to be Sold: LOT SIX (6) AND THE EAST FORTY FEET (E. 40') OF LOT SEVEN (7), BLOCK SEVENTEEN (17), FALFURRIAS TOWNSITE, SITUATED IN BROOKS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF BROOKS COUNTY TEXAS.

PARCEL ID NUMBER: 000000005220.

Date of Sale: May 02, 2023	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: Brooks County Courthouse, 100 E. Miller Street, Falfurrias, TX 78355 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Alexis Mendoza, Marcia Chapa, Erica Duarte Guest, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite



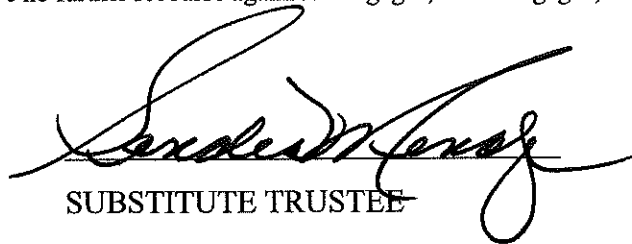
850, Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen , Susan Sandoval, Leslye Evans, Alexis Mendoza, Marcia Chapa, Erica Duarte Guest, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen , Susan Sandoval, Leslye Evans, Alexis Mendoza, Marcia Chapa, Erica Duarte Guest, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen ,
Susan Sandoval, Leslye Evans, Alexis Mendoza, Marcia
Chapa, Erica Duarte Guest, Auction.com OR Sandra
Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan
Sandoval, Leslye Evans or Alexis Mendoza, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

