

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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 22, 2015 and recorded under Vol. 1265, Page 226, in the real property records of MILAM County Texas, with Marcia Shown, married Richard Ray Shown, married as Grantor(s) and Ditech Financial LLC as Original Mortgagee.

Deed of Trust executed by Marcia Shown, married Richard Ray Shown, married securing payment of the indebtedness in the original principal amount of \$58,300.00 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 Marcia Shown. U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust XVIII 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LEGAL DESCRIPTION OF 2.00 ACRES OF LAND OUT OF TRACT 2, A 10.00 ACRE TRACT IN MILAM ESTATES, A SUBDIVISION IN MILAM COUNTY, TEXAS AS RECORDED IN VOLUME 580, PAGE 526 OF THE DEED RECORDS OF MILAM COUNTY, TEXAS AND BEING A PART A 328.15 ACRE TRACT CONVEYED TO JAMES L. SHEPARD AND RECORDED IN VOLUME 416, PAGE 344 OF THE DEED RECORDS OF MILAM COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 08/03/2021

Earliest Time Sale Will Begin: 10:00 AM

Filed 22 day of June
in 2021, At 3:50 P. M.

JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]

Location of Sale: The place of the sale shall be: MILAM County Courthouse, Texas at the following location: The east door of the Milam County Courthouse at 107 West Main Street in Cameron, 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

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.


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 Pete Florez, Orlando Rosas, Zachary Florez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 06/18/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 
Printed Name: Pete Florez

C&M No. 44-21-0526

Exhibit "1"

LEGAL DESCRIPTION OF 2.00 ACRES OF LAND OUT OF TRACT 2, A 10.00 ACRE TRACT IN MILAM ESTATES, A SUBDIVISION IN MILAM COUNTY, TEXAS AS RECORDED IN VOLUME 580, PAGE 526 OF THE DEED RECORDS OF MILAM COUNTY, TEXAS AND BEING A PART A 328.15 ACRE TRACT CONVEYED TO JAMES L. SHEPARD AND RECORDED IN VOLUME 418, PAGE 344 OF THE DEED RECORDS OF MILAM COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{3}{4}$ inch steel pin set at a fence corner for the southeast corner of Tract 3, a 10.00 acre tract and the northeast corner of said Tract 2, a 10.00 acre tract and the northeast corner of this 2.00 acre tract for the POINT of BEGINNING;

THENCE with the west margin of Ben Milam Road and the east line of Tract 2 and the east line of this 2.00 acre tract, South 19' 23' 00" West for 422.40 feet to a $\frac{3}{4}$ inch steel pin set for the southeast corner of this tract;

THENCE with the south line of this 2.00 acre tract, North 70' 37' 00" West for 206.26 feet to a $\frac{3}{4}$ inch steel pin set for the southwest corner of this 2.00 acre tract;

THENCE with the west line of this 2.00 acre tract, North 19' 23' 00" East for 422.40 feet to a $\frac{3}{4}$ inch steel pin set on the south line of Tract 3 and the north line of Tract 2 for the northwest corner of this 2.00 acre tract;

THENCE with the south line of Tract 3 and the north of Tract 2 and the south line of this 2.00 acre tract, South 70' 37' 00" East for 206.26 feet to the POINT of BEGINNING.