

**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: September 01, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE EAST ENTRANCE OF THE MILAM COUNTY COURTHOUSE 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 August 26, 2016 and recorded in Document VOLUME 1289 PAGE 740 real property records of MILAM County, Texas, with YVETTE WELLS, grantor(s) and DITECH FINANCIAL LLC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by YVETTE WELLS, securing the payment of the indebtednesses in the original principal amount of \$31,200.00, 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 INVENTORY TRUST 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

Filed 13 day of July  
in 2020, At 3:00 M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By [Signature]  
Deputy



1205 W 10TH ST  
CAMERON, TX 76520

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**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 PETE FLOREZ 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MILAM County Clerk and caused to be posted at the MILAM County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

1205 W 10TH ST  
CAMERON, TX 76520

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MILAM



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING OUT OF AND A PART OF LOT 2, IN BLOCK 1, SUBDIVISION C, HENDERSON AND ARNOLD ADDITION TO THE CITY OF CAMERON, TEXAS, AND BEING A PORTION OF THE PROPERTY DESCRIBED IN WARRANTY DEED EXECUTED BY DANA F. MONROE TO JOE TOMERLIN, DATED MAY 31, 1979, OF RECORD IN VOLUME 454, PAGE 854, OF THE DEED RECORDS OF MILAM COUNTY, TEXAS, THE TRACT HEREIN CONVEYED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF WEST 10TH STREET FOR THE NORTHEAST CORNER OF THIS, SAID POINT BEING 114 FEET MORE OR LESS WEST OF THE INTERSECTION OF WEST 10TH STREET AND EMANCIPATION AVENUE;

THENCE SOUTH 19 DEG 48' WEST 102.95 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED DATED DECEMBER 31, 1980, OF RECORD IN VOLUME 467, PAGE 776, DEED RECORDS OF MILAM COUNTY, TEXAS, FROM JOE TOMERLIN TO NELSON HART AND LORA GIBSON;

THENCE ALONG THE NORTH LINE OF TRACT LAST ABOVE REFERRED TO, NORTH 71 DEG 53' WEST 115.9 FEET TO THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE HART AND GIBSON TRACT ABOVE REFERRED TO;

THENCE NORTH 17 DEG 52' EAST 104.7 FEET TO A POINT IN THE SOUTH LINE OF WEST 10TH STREET FOR THE NORTHWEST CORNER OF THIS;

THENCE ALONG THE SOUTH LINE OF WEST 10TH STREET, SOUTH 71 DEG EAST 119.4 FEET TO THE PLACE OF BEGINNING, AND CONTAINING .28 ACRES OF LAND.

BEING THE SAME PROPERTY CONVEYED TO NATHAN EWING, JR. AND WIFE, SHIRLEY DIANNE EWING BY JOE TOMERLIN, BY DEED DATED FEBRUARY 10, 1984, OF RECORD IN VOLUME 506, PAGE 449 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS.