

2-1 F-5

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 110892-TX

Date: June 23, 2023

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: GLENDA GONZALEZ AND DAGOBERTO GONZALEZ MUNOZ, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

MORTGAGE SERVICER: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 5/8/2019, RECORDING INFORMATION: Recorded on 5/9/2019, as Instrument No. 2019-06297

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING 1.990 ACRES OF LAND, A PART OF THE MARTIN MOORE SURVEY ABSTRACT NUMBER 758, LYING AND BEING SITUATED AT 8950 COUNTY ROAD 1143 IN HUNT COUNTY, TEXAS. THE SAID 1.990 ACRE TRACT BEING THE SAME LAND AS CONVEYED TO STEPHEN W. WRIGHT AND WIFE, JENNIFER R. WRIGHT IN A WARRANTY DEED OF RECORD IN VOLUME 633, PAGE 144 IN THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS. THE SAID 1.900 ACRE TRACT BEING DESCRIBED MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/1/2023, the foreclosure sale will be conducted in Hunt County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing



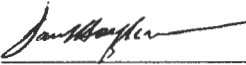
Matter No.: 110892-TX

5 Beattie Place
Suite 300
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.

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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, DAVID RAY, ASHLEE LUNA, RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, AUCTION.COM, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

By: 
BECKY LANDRUM
County Clerk, Hunt County, Tex.

11 IN 30 2023

FILED FOR RECORD
at 9:12 o'clock A M

EXHIBIT "A"

TS# 110892-TX

Being 1.990 acres of land, a part of the Martin Moore Survey Abstract Number 758, lying and being situated at 8950 County Road 1143 in Hunt County, Texas. The said 1.990 acre tract being the same land as conveyed to Stephen W. Wright and wife, Jennifer R. Wright in a Warranty Deed of record in Volume 633, Page 144 in the Official Public Records of Hunt County, Texas. The said 1.900 acre tract being described more particularly by metes and bounds as follows:

Standing at a point in County Road 1143, located at the Easternmost Southeast corner of a 98.338 acre tract as conveyed to Friends Investment Properties, LLC in Doc. Number 2018-19173, for the Point of Beginning and the Northeast corner of this tract.

THENCE: S 00°20'08" E along County Road 1143 a distance of 169.65 feet to a point for the Southeast corner of this tract and at the Northeast corner of a 54.49 acre tract as conveyed to HTW Leonard, LLC in Doc. Number 2018-18833.

THENCE: S 89°51'16" W (reference bearing) with the North line of the HTW Leonard, LLC tract passing a ½" found iron rod at 17.49 feet and continuing near a fence line a total distance of 511.53 feet to a ½" found iron rod at a fence corner post, for the Southwest corner of this tract, at the Southernmost Southeast corner of the Friends Investment Properties, LLC tract.

THENCE: N 00°20'10" W near a fence line a distance of 169.20 feet to a ½" found iron rod, for the Northwest corner of this tract and at the inside Southeast corner of the Friends Investment Properties, LLC tract.

THENCE: N 89°48'11" E near a fence line passing a ½" found iron rod at 493.95 feet and continuing a total distance of 511.53 feet to the Point of Beginning and containing 1.990 acres of which about 0.07 of an acre lays in the public road.