

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
MORRIS, TERESA, AND ESTATE OF DONALD L
BLAKE
1345 TAWAKONI DR, QUINLAN, TX 75474

CONVENTIONAL

Firm File Number: 22-038357

FILED FOR RECORD
at 9:52 o'clock AM

APR 30 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinojas*

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 8, 2010, TERESA MORRIS A/K/A TERRY MORRIS, AN UNMARRIED PERSON, AND DONALD L. BLAKE, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to VERDUGO TRUSTEE SERVICE CORPORATION, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITICORP TRUST BANK, FSB, in payment of a debt therein described. The Deed of Trust was filed in the real property records of HUNT COUNTY, TX and is recorded under Clerk's File Instrument Number 2010-8219, to which reference is herein made for all purposes.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, June 4, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in HUNT COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hunt, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN HUNT COUNTY, TEXAS, A PART OF THE JAMES LEVINS SURVEY, ABST. NO. 595, AND BEING LOT 13 IN BLOCK 1 OF TAWAKONI GROVE ADDITION, AN ADDITION ON THE SHORES OF LAKE TAWAKONI AS SHOWN ON THE PLAT RECORDED IN VOL. 400, PAGE 139, PLAT RECORDS, HUNT COUNTY, TEXAS

Property Address: 1345 TAWAKONI DR
QUINLAN, TX 75474
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
75 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.

**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**

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, .
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day April 29, 2024.

By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com

13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC d/b/a Mr. Cooper

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 military service to the sender of this notice immediately.