

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: October 04, 2022

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE WEST PORCH OF THE ATASCOSA 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 June 21, 2002 and recorded in Document INSTRUMENT NO. 49220 BOOK 194 PAGE 210 real property records of ATASCOSA County, Texas, with WILLIAM E TEMPLEMAN AKA WILLIAM TEMPLEMAN AND LISA R TEMPLEMAN AKA LISA TEMPLEMAN, grantor(s) and JIM WALTER HOMES, INC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM E TEMPLEMAN AKA WILLIAM TEMPLEMAN AND LISA R TEMPLEMAN AKA LISA TEMPLEMAN, securing the payment of the indebtednesses in the original principal amount of \$67,160.00, 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 N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI 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 FOR RECORD
2022 SEP 13 PM 2:30
DIANE GONZALES
ATASCOSA COUNTY CLERK
BY *K. P. [Signature]* DEPUTY



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 TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, ALEXIS MARTIN, OR ELIZABETH ANDERSON 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

Israel Saucedo

Certificate of Posting

My name is Melodee Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-13-2022 I filed at the office of the ATASCOSA County Clerk and caused to be posted at the ATASCOSA County courthouse this notice of sale.

Melodee Garza

Declarants Name: Melodee Garza

Date: 9-13-2022

518 N CHAPMAN ST
PLEASANTON, TX 78064

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ATASCOSA

EXHIBIT "A"

BEING ALL OF LOTS NUMBER ONE (1), AND TWO (2), IN BLOCK NUMBER THREE (3) AND LOT NUMBER NINE POINT ONE (9.1), IN BLOCK NUMBER TWO (2) IN THE GALLOWAY SUBDIVISION OF THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID SUBDIVISION APPEARING OF RECORD IN THE PLAT RECORDS, ATASCOSA COUNTY, TEXAS.

Total Posted Files For ATASCOSA County - 1

Casekey	FCILD Y/N	FCMCP Y/N	Loan Type	ETPRQ	Last Name	Status	Legal	Sched Dt	County	Sale Date	NTSS Image?
BDFTE											
TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, ALEXIS MARTIN, OR ELIZABETH ANDERSON											
00000009592148	N	N	Conventional		TEMPLEMAN	Posted		09/12/2022	ATASCOSA	10/04/2022	Y