

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 03, 2023

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 October 25, 2003 and recorded in Document VOLUME 263, PAGE 541 real property records of ATASCOSA County, Texas, with MIGUEL RICARTE, grantor(s) and JIM WALTER HOMES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MIGUEL RICARTE, securing the payment of the indebtednesses in the original principal amount of \$42,000.00, 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
75 BEATTIE PLACE
SUITE 300
GREENVILLE, SC 29601

FILED FOR RECORD

2023 AUG 25 PM 2:45

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY  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.

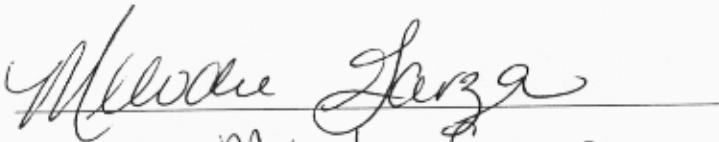
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TROY MARTIN, DEBORAH MARTIN, ALEXIS MARTIN, CASSIE MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BOB FRISCH, WAYNE DAUGHTREY, AMY ORTIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, AUCTION.COM, MELODEE GARZA, ZACH MCCARTHY, TOMMY GARZA, OR JOEL CORONADO 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 Melodie 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 8-25-23 I filed at the office of the ATASCOSA County Clerk and caused to be posted at the ATASCOSA County courthouse this notice of sale.



Declarants Name: Melodie Garza

Date: 8-25-23

EXHIBIT "A"

FIELD NOTES OF A 0.573 OF AN ACRE TRACT OF LAND SITUATED IN ATASCOSA COUNTY, TEXAS, BEING PART OF TRACT 15, ROYAL OAKS SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME 34, PAGE 50 OF THE PLAT RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A NAIL SET IN CORNER POST IN THE WEST LINE OF FIRST STREET AT THE NORTHEAST CORNER OF TRACT 15 AND THIS TRACT, BEING THE SOUTHEAST CORNER OF TRACT 16,

THENCE S 00 DEG. 13' 54" E. 114.50 FEET ALONG THE WEST LINE OF FIRST STREET TO A 1/2" IRON PIN SET AT THE SOUTHEAST CORNER OF THE TRACT.

THENCE S 89 DEG. 46' 06" W. 218.04 FEET ACROSS TRACT 15 TO A 1/2 IRON PIN SET IN THE WEST LINE OF TRACT 15, BEING THE EAST LINE OF TRACT 6, AT THE SOUTHWEST CORNER OF THIS TRACT,

THENCE N 00 DEG. 12' 45" W. 114.50 FEET ALONG THE WEST LINE OF TRACT 15, BEING THE EAST LINE OF TRACT 6, TO A 1/2" IRON PIN SET AT THE NORTHWEST CORNER OF TRACT 15 AND THIS TRACT, BEING THE NORTHEAST CORNER OF TRACT 6, THE SOUTHEAST CORNER OF TRACT 5 AND THE SOUTHWEST CORNER OF TRACT 16.

THENCE N 89 DEG. 46' 06" E, 218.00 FEET WITH FENCE ALONG THE NORTH LINE OF TRACT 15, BEING THE SOUTH LINE OF TRACT 16, TO THE PLACE OF BEGINNING AND CONTAINING 0.573 OF AN ACRE OF LAND ACCORDING TO A SURVEY MADE ON THE GROUND.

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, ALEXIS MARTIN, CASSIE MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BOB FRISCH, WAY?

00000009026873	N	N	Conventional		RICARTE	Posted	Long	08/24/2023	ATASCOSA	10/03/2023	Y
----------------	---	---	--------------	--	---------	--------	------	------------	----------	------------	---