

2-7-23

FILED  
COUNTY CLERK  
HUNT COUNTY TEXAS

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4683 COUNTY ROAD 2648  
ROYSE CITY, TX 75189

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**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: February 07, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 July 15, 2005 and recorded in Document INSTRUMENT NO. 12089 real property records of HUNT County, Texas, with SUSANO ROMAN MARRIED AND NOELIA ROMAN MARRIED, grantor(s) and JPMORGAN CHASE BANK N.A, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SUSANO ROMAN MARRIED AND NOELIA ROMAN MARRIED, securing the payment of the indebtednesses in the original principal amount of \$108,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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



**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 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, AUCTION.COM, RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS 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 HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

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

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

**EXHIBIT "A"**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 946, HUNT COUNTY, TEXAS, BEING ALL OF A CALLED 19.174 ACRE TRACT OF LAND CONVEYED TO MEADOW WOOD HOMES, INC. AS DESCRIBED IN DEED RECORDED IN VOLUME 1248, PAGE 170, DEED RECORDS, HUNT COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE CENTERLINE OF COUNTY ROAD 2648 AT THE NORTHWEST CORNER OF SAID CALLED 10.174 ACRE TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO REBECCA ANN MILAN BY DEED RECORDED IN VOLUME 918, PAGE 650, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS EAST (DIRECTIONAL CONTROL) ALONG THE NORTH LINE OF SAID CALLED 10.174 ACRE TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 25.46 FEET, A TOTAL DISTANCE OF 1198.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAME, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO GARY WAYNE TRIMBLE AND WIFE, TINA F. TRIMBLE BY DEED RECORDED IN VOLUME 641, PAGE 379, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 36 MINUTES 29 SECONDS WEST, A DISTANCE OF 368.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE SOUTHEAST CORNER OF SAID MEADOW WOOD HOMES, INC. TRACT;

THENCE NORTH 89 DEGREES 16 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID CALLED 10.174 ACRE TRACT, A DISTANCE OF 1199.24 FEET TO A 60D NAIL SET FOR CORNER IN THE CENTERLINE OF COUNTY ROAD 2648, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WILLIE DON CHEEK AND WIFE, BONNIE J. CHEEK BY DEED RECORDED IN VOLUME 899, PAGE 173, DEED RECORDS, HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON FOUND FOR WITNESS BEARS SOUTH 89 DEGREES 16 MINUTES 47 SECONDS EAST 29.91 FEET;

THENCE NORTH 00 DEGREES 39 MINUTES;50 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 369.45 FEET TO THE PLACE OF BEGINNING AND CONTAINING 442,614 SQUARE FEET OR 10.16 ACRES OF LAND, MORE OR LESS, OF WHICH APPROXIMATELY 0.23 OF AN ACRE LIES WITHIN SAID ROAD.