

POSTED
Sharon Ferguson, Brown County Clerk
Time 3:57 PM
DEC 26 2023
By Deputy *[Signature]*

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.: 118864-TX

Date: December 15, 2023

County where Real Property is Located: Brown

ORIGINAL MORTGAGOR: CASEY LEE HOFFMAN AND CHEROKEE HOFFMAN, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, 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 11/11/2019, RECORDING INFORMATION: Recorded on 11/20/2019, as Instrument No. 1907100

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 4.17 ACRE TRACT OF LAND OUT OF AND A PART OF BLOCKS 27 AND 28 OF THE KERR COUNTY SCHOOL

LAND SURVEY NO. 276, ABSTRACT NO. 574, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO JAMES D. HARLOW RECORDED IN VOLUME 1199, PAGE 110, REAL PROPERTY

RECORDS, BROWN COUNTY, TEXAS, SAID 4.17 ACRE TRACT BEING MORE PARTICULARLY COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/6/2024**, the foreclosure sale will be conducted in Brown 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 **10:00 AM**, 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:



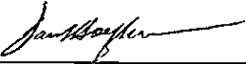
Matter No.: 118864-TX

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
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.

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 ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KIM ANDERSON, RON ANDERSON, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, AUCTION.COM, LEMAR CRAVES, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, LOUIS STARZEL, TOM SWEARINGEN, JUSTIN SLONE, 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
Phone: (866) 931-0036

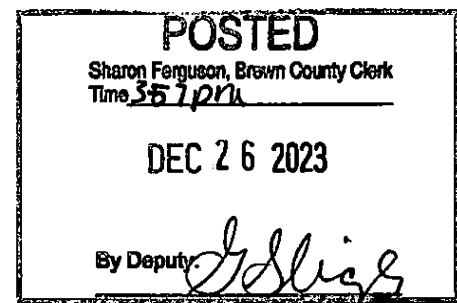


EXHIBIT "A"

TS# 118864-TX

A 4.17 acre tract of land out of and a part of Blocks 27 and 28 of the Kerr County School Land Survey No. 276, Abstract No. 574, Brown County, Texas, being that same tract of land described in a deed to James D. Harlow recorded in Volume 1199, Page 110, Real Property Records, Brown County, Texas, said 4.17 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod (control monument) found in the common curving line between said Harlow tract and Farm to Market No. 45, said curve being concave to the North, for a common corner between said Harlow tract and a tract of land described in a deed to State of Texas recorded in Volume 1133, Page 267, of said Real Property Records;

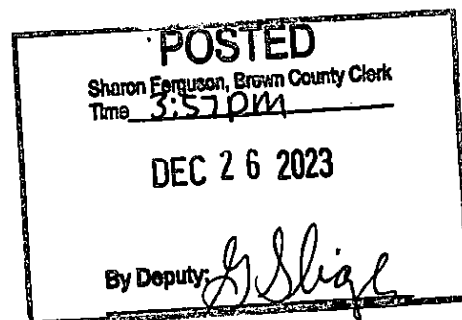
Thence 53.16 feet along the Arc of said curve, along the common line between said Harlow tract and Farm to Market No. 45, to a 1/2" rebar rod set with survey cap stamped RPLS 6332 for an angle corner of this described tract, said curve has a Radius of 6288.23 feet, a Direction of N 86° 54' 19" E, and a Chord of 53.16 feet;

Thence N 86° 33' 49" E continuing along the common line between said Harlow tract and Farm to Market No. 45, a distance of 191.20 feet to a 1/2" rebar rod set with survey cap stamped RPLS 6332 for a common corner between said Harlow tract and State of Texas tract, from which a 1/4" rebar rod (control monument) found for the Northeast corner of said State of Texas tract bears N 86° 33' 49" E, a distance of 1083.41 feet;

Thence S 06° 08' 34" along the common line between said Harlow tract and State of Texas tract, a distance of 744.97 feet to a 1/2" rebar rod (control monument) found for a common corner between said Harlow tract and State of Texas tract;

Thence S 83° 51' 26" W along the common line between said Harlow tract and State of Texas tract, a distance of 239.97 feet to a 1/2" rebar rod set with survey cap stamped RPLS 6332 set for a common corner between said Harlow tract and State of Texas tract;

Thence N 06° 27' 11" W along the common line between said Harlow tract and State of Texas tract, a distance of 756.81 feet to the place of beginning and containing 4.17 acres of land.



AFFIDAVIT OF POSTING

THE STATE OF TEXAS

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§
§

COUNTY OF Brown

Pursuant to the applicable provisions of Texas law, I, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KIM ANDERSON, RON ANDERSON, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, AUCTION.COM, LEMAR CRAVES, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, LOU IS STARZEL, TOM SWEARINGEN, JUSTIN SLONE, PAUL A. HOEFKER on December 21, 2023, on behalf of and at the specific instruction and request of NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing did file a Notice of Trustees Sale with the County Clerk of Brown County, Texas and did post a like Notice at the door of the Courthouse of Brown County, Texas. The land described in the Notice of Trustee's Sale is located in Brown County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 12-26, 2023

ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KIM ANDERSON, RON ANDERSON, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, AUCTION.COM, LEMAR CRAVES, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, LOU IS STARZEL, TOM SWEARINGEN, JUSTIN SLONE, PAUL A. HOEFKER

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Lemar Craves, Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Lou is Starzel, Tom Swearingen, Justin Slone, Paul A. Hoefker who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 26 day of December, 2023.

Notary Public in and for the State of Texas

My commission expires: 2-21-25

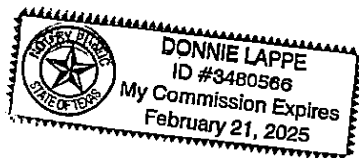
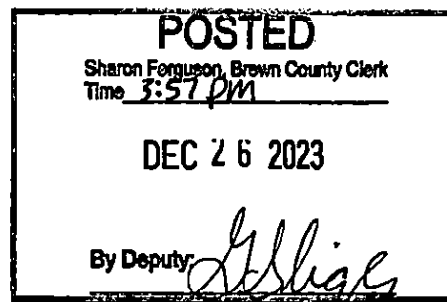


Exhibit "A"

A 4.17 ACRE TRACT OF LAND OUT OF AND A PART OF BLOCKS 27 AND 28 OF THE KERR COUNTY SCHOOL LAND SURVEY NO. 276, ABSTRACT NO. 574, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO JAMES D. HARLOW RECORDED IN VOLUME 1199, PAGE 110, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, SAID 4.17 ACRE TRACT BEING MORE PARTICULARLY COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

Return to:
ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 118864-TX



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