

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FAYETTE

Note: Sale Contract dated September 24, 2012 executed and delivered by Juan G. Villanueva to Green Tree Servicing LLC

Security Instrument: Purchase Money Deed of Trust, dated September 24, 2012, executed and delivered by Juan G. Villanueva and Mary A. Villanueva to Green Tree Servicing LLC, to secure payment of that certain Sale Contract, recorded in Volume 1622, Page 385, in Fayette County, Texas.

Original Creditor: Green Tree Servicing LLC

Current Holder: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust

Current Owner: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust

Mortgage Servicer: New Rez LLC d/b/a Shellpoint Mortgage Servicing ("Servicer"), 75 Beattie Pl. #300, Greenville, SC 29601

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, DONNA KING, DEBBY JURASEK, MARLEY ROSS, PATSY ANDERSON TRUSTEES OF TEXAS, 9065 JOLLYVILLE, SUITE 203A, AUSTIN, TX 78759

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

AND
PETE FLOREZ, MEGAN L. RANDLE, EBBIE MURPHY, ELIZABETH ANDERSON
AND
PETE FLOREZ, MEGAN L. RANDLE, EBBIE MURPHY, ELIZABETH ANDERSON
AND
SERVICE LINK, 3220 EL CAMINO REAL, IRVINE, CA 92602

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or

AND

FILED
APR 12 2021
8:20 AM
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXA

PROPERTY ADDRESS: 1303 Kallus St. Schulenburg, TX 78956	RP FILE NO. SHELL02-80	BORROWER: Villanueva, Juan G. & Mary A.
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bidders, for cash.

MEGAN L. RANDLE, EBBIE MURPHY, KRISTOPHER HOLUB,
DYLAN RUIZ
AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

AND

JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA
MENDOZA, VICKI HAMMONDS OR JODI STEEN
XOME, 750 TX-121, SUITE 100, LEWISVILLE, TX 75067

AND

PETE FLOREZ, MEGAN L. RANDLE, EBBIE MURPHY, ELIZABETH
ANDERSON
COVIS REALTY BID, 3225 RAINBOW DRIVE, SUITE 248-B,
RAINBOW CITY, AL 35906

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M.
SANTOYO
5420 LBJ FREEWAY, SUITE 220, DALLAS, TX 75225

Property to be sold:

1303 Kallus St., Schulenburg, TX 78956, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale:

Tuesday, May 4, 2021.

Time of Sale:

The sale will begin no earlier than **1pm-4pm** and no later than three (3) hours thereafter.

Location of Sale:

At the **County Courthouse in Fayette County**, Texas, at the edge of the courthouse square just west of where straight sidewalk from North entrance of the courthouse building meets West Colorado Street, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Fayette County, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Purchase Money Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

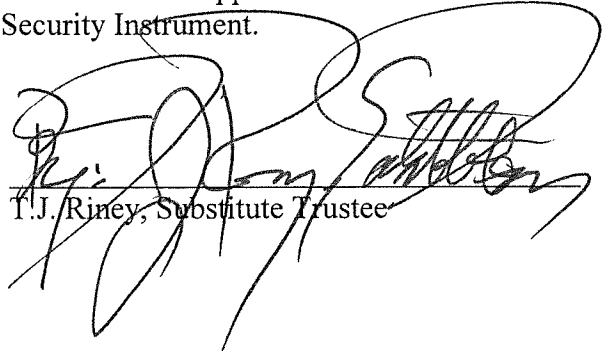
Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Juan G. Villanueva and Mary A. Villanueva.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Juan G. Villanueva and Mary A. Villanueva and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: April 5, 2021.



T.J. Riney, Substitute Trustee

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AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC

Attn: T.J. Riney

Two Lincoln Centre

5420 LBJ Freeway, Suite 220

Dallas, Texas 75240

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EXHIBIT "A"

Part of Lot 4, Block D, Pierce Addition of the City of Schulenburg, a 0.2295 acre tract, more or less, Fayette County, Texas, as more particularly described in Volume 269, Page 271 of the Deed Records of Fayette County, Texas, and being the same property described in the Quitclaim deed from Fayette County, et al to Candace Booker, dated March 29, 2001, and recorded in Volume 1160, Page 444 of the Official Records of Fayette County, Texas

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