



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** April 6, 2023

**NOTE:** Note described as follows:

Date: DECEMBER 10, 2019  
Maker: DANIEL LIRA  
Payee: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING,  
successor to original lender  
Original Principal  
Amount: \$171,830.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: DECEMBER 10, 2019  
Grantor: DANIEL LIRA, A SINGLE MAN  
Trustee: RUTH W. GARNER  
Beneficiary: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING,  
successor to original lender  
Recorded: INSTRUMENT NO. 2019032988, WHICH WAS RECORDED IN THE  
REAL PROPERTY RECORDS OF LIBERTY COUNTY, TEXAS ON  
DECEMBER 12, 2019.

**LENDER:** NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING as  
successor to original lender

**BORROWER:** DANIEL LIRA

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN LIBERTY COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST (street address: 1005 N. Travis Street, Liberty, Texas 77575).***

**SUBSTITUTE TRUSTEE:** TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, CAROLYN CICCIO, JAMES W. KING, RENEE ROBERTS, MARC HENRY, EDYE PATTERSON, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**JUNE 6, 2023, the first Tuesday of the month, to commence at 10:00AM or within three (3) hours after that time.**

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**In LIBERTY County, Texas, at 1923 SAM HOUSTON STREET, LIBERTY, TX 77575, SOUTH SIDE OF THE COURTHOUSE, 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

#### **RECITALS**

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### **APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: DECEMBER 10, 2019  
Grantor: DANIEL LIRA, A SINGLE MAN  
Trustee: RUTH W. GARNER  
Beneficiary: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, successor to original lender  
Recorded: INSTRUMENT NO. 2019032988, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF LIBERTY COUNTY, TEXAS ON DECEMBER 12, 2019.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN LIBERTY COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST (street address: 1005 N. Travis Street, Liberty, Texas 77575).***

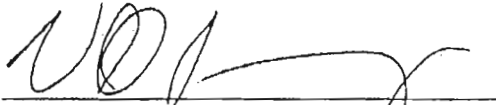
**SUBSTITUTE TRUSTEE:** TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, CAROLYN CICCIO, JAMES W. KING, RENEE ROBERTS, MARC HENRY, EDYE PATTERSON, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of April 6, 2023**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

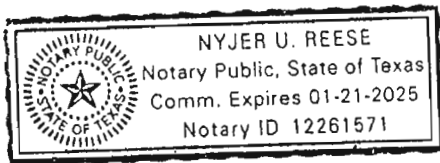
By: 

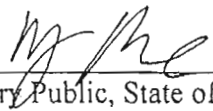
Name: William Jennings, Attorney for  
NEWREZ, LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

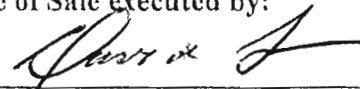
BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on APRIL 6, 2023.



  
Notary Public, State of Texas

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

EXHIBIT A

**Lots 4, 5 and 6 in Block 9, of the Subdivision of Outer Lot No. 2, in Outer Block No. 14, an Addition to the City of Liberty, Liberty County, Texas, according to the map or plat thereof recorded in Volume 1, Page 134, of the map and/or plat records of Liberty County, Texas**

THE STATE OF TEXAS  
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

23-0053 NTS  
04/12/2023 08:34:00 AM Total Fees: \$3.00



*Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk  
Liberty County, TX