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NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE  
SERVICING (ALW)  
CLAIBORNE, MELISSA  
206 NORWOOD STREET WEST, GEORGETOWN, TX  
78628

CONVENTIONAL  
Firm File Number: 25-042214

FILED  
at 12:56 o'clock P M

FEB 27 2025

Nancy E. Ritten  
County Clerk, Williamson Co., TX

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 5, 2022, MELISSA CLAIBORNE AND CEDRIC CLAIBORNE, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN AND GRAHAM LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OPENDOOR HOME LOANS LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLIAMSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2022044294, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, April 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in WILLIAMSON COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Williamson, State of Texas:

MORE COMMONLY KNOWN AS: 206 NORWOOD STREET WEST, GEORGETOWN, TX 78628

TAX PARCEL ID/APN (FOR INFORMATIONAL PURPOSES ONLY): R046512

FILE #: 417460

LOT 4, BLOCK N, RIVER RIDGE SECTION ONE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET D, SLIDE 194-196, OF THE PLAT RECORDS  
OF WILLIAMSON COUNTY, TEXAS.

Property Address: 206 NORWOOD STREET WEST  
GEORGETOWN, TX 78628  
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING  
Mortgagee: NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034

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.

**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**

SUBSTITUTE TRUSTEE  
David Ackel, Travis Kaddatz, Sara Edgington, Colette Mayers, Thomas Gilbraith, C Jason Spence, Aarti Patel, Dylan Ruiz,  
Violet Nunez, Shawn Schiller, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day February 26, 2025.

By: 

Ronny George

Texas Bar # 24123104

Grant Tabor

Texas Bar # 24027905

rgeorge@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Newrez LLC d/b/a/ Shellpoint Mortgage  
Servicing

**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 military service to the sender of this notice immediately.**