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FILED
at 10:54 o'clock A M
OCT 29 2026
Nancy E. Rister
County Clerk, Williamson Co., TX

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING (ALW)
CRESPO, VERONICA
720 MAIS DRIVE, GEORGETOWN, TX 78626

CONVENTIONAL

Firm File Number: 26-045728

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 26, 2022, VERONICA THERESE JOBLE CRESPO, AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to ANGELA R. HERNANDEZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS 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 2022101639, 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, December 1, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM 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:

LOT 6, BLOCK I, OF BRIDGEHAVEN, PHASE 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2021180911, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Property Address:	720 MAIS DRIVE GEORGETOWN, TX 78626
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
Auction.com LLC
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day October 20, 2026.

By: _____
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
14150 Huffmeister Road, Suite 106
Cypress, TX 77429
Mailing Address

8520 Cliff Cameron Drive, Suite 330
Charlotte, NC 28269
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.