

MAY 23 2024

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

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.: 119084-TX

Date: May 20, 2024

County where Real Property is Located: Williamson

ORIGINAL MORTGAGOR: TREC TX PROPERTIES, LLC - 1210 HERITAGE, PROTECTED SERIES, A TEXAS LIMITED LIABILITY COMPANY

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LENDINGONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: J.P. MORGAN MORTGAGE TRUST 2023-DSC1 C/O CITIBANK, N.A. AS DELAWARE TRUSTEE

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 3/15/2022, RECORDING INFORMATION: Recorded on 3/17/2022, as Instrument No. 2022033782

TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET S, SLIDE 284, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/2/2024, the foreclosure sale will be conducted in **Williamson** 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 D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for J.P. MORGAN MORTGAGE TRUST 2023-DSC1 C/O CITIBANK, N.A. AS DELAWARE TRUSTEE who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

J.P. MORGAN MORTGAGE TRUST 2023-DSC1 C/O CITIBANK, N.A. AS DELAWARE TRUSTEE
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing
601 Office Center Drive Suite 100
Fort Washington, PA 19034



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THE STATE OF TEXAS, COUNTY OF DALLAS.

I, the undersigned, Clerk of the County of Dallas, Texas, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Dallas, Texas.

Witness my hand and the seal of the County of Dallas, Texas, at Dallas, Texas, this 15th day of May, 1915.

CLERK OF COUNTY OF DALLAS, TEXAS.

My commission expires this 15th day of May, 1915.

ATTEST:

My hand and seal of the County of Dallas, Texas, at Dallas, Texas, this 15th day of May, 1915.

CLERK OF COUNTY OF DALLAS, TEXAS.

My commission expires this 15th day of May, 1915.

RECORDED IN BOOK 10, PAGE 100.

County Clerk, Williamson Co., TX

MAY 15 1915

FILED

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Matter No.: 119084-TX

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 ANGELA ZAVALA, MICHELLE JONES, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORIS** 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 Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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: 

Casper J. Rankin, 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

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for the company's financial health and for providing reliable information to stakeholders.

Furthermore, it highlights the need for transparency in all financial reporting. This includes providing detailed breakdowns of revenues and expenses, as well as ensuring that all entries are properly documented and auditable.

In addition, the document stresses the importance of regular audits to identify any discrepancies or potential areas of concern. This helps to ensure the integrity of the financial data and to prevent any fraudulent activities.

The second part of the document focuses on the implementation of internal controls. It outlines various measures that can be taken to reduce the risk of errors and fraud, such as separating duties and requiring proper authorization for all transactions.

Moreover, it discusses the role of technology in enhancing financial reporting. The use of accounting software can streamline the process, reduce manual errors, and provide real-time access to financial data.

Finally, the document concludes by reiterating the importance of a strong financial reporting system. It states that a well-implemented system is essential for the company's long-term success and for maintaining the trust of its investors and other stakeholders.