

MAR 14 2024

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/8/2016	Grantor(s)/Mortgagor(s): JOHNNY A. WILSON, AND LOIS E. WILSON, HUSBAND AND WIFE. <i>Nancy E. Ruter</i> County Clerk, Williamson Co., TX
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ROYAL UNITED MORTGAGE LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Recorded in: Volume: N/A Page: N/A Instrument No: 2016003838	Property County: WILLIAMSON
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A". APN#: R032687

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqualine Hughes, Daniel Linker, Daniel Murphy, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Jr or Sharlet Watts, Cole Patton, Myra Homayoun, Tuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 3/12/2024

[Handwritten Signature]

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: MAR 14 2024

Angela Zavala
Printed Name: Angela Zavala

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-93539-POS
Loan Type: Conventional Residential

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF LOT 13, BRUSHY BEND PARK, SECTION II, PHASE II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET C, SLIDE 123 OF THE WILLIAMSON COUNTY PLAT RECORDS, AND BEING THE SAME TRACT CONVEYED TO JOHN FREDRICK O'REILLY BY WARRANTY DEED DATED MARCH 31, 1995 AND RECORDED AS DOCUMENT NO. 9513575 IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE INTERSECTION OF THE WEST MARGIN OF MAYFIELD DRIVE AND THE SOUTH MARGIN OF KNOLLWOOD CIRCLE FOR THE NORTHEAST CORNER OF SAID LOT 13, AND THE NORTHEAST CORNER OF SAID O'REILLY TRACT AND THIS TRACT;

THENCE: S 21 DEGREES 16 MINUTES 00 SECONDS E 234.61 FEET WITH THE WEST MARGIN OF MAYFIELD DRIVE, THE EAST LINE OF SAID LOT 13, AND THE EAST LINE OF SAID O'REILLY TRACT TO AN IRON PIN FOUND FOR THE SOUTHEAST CORNER OF SAID O'REILLY TRACT AND THIS TRACT;

THENCE: N 82 DEGREES 12 MINUTES 26 SECONDS W 354.53 FEET ACROSS SAID LOT 13 WITH THE SOUTH LINE OF SAID O'REILLY TRACT TO AN IRON PIN FOUND IN THE EAST LINE OF LOT 12 OF SAID BRUSHY BEND PARK SUBDIVISION, FOR THE SOUTHWEST CORNER OF SAID O'REILLY TRACT AND THIS TRACT;

THENCE: N 20 DEGREES 29 MINUTES 35 SECONDS W 223.40 FEET WITH THE EAST LINE OF SAID LOT 12 AND THE WEST LINE OF SAID LOT 13, AND THE WEST LINE OF SAID O'REILLY TRACT TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF SAID LOT 12, THE NORTHWEST CORNER OF SAID LOT 13, AND THE NORTHWEST CORNER OF SAID O'REILLY TRACT AND THIS TRACT;

THENCE: S 83 DEGREES 35 MINUTES 17 SECONDS E 346.54 FEET WITH THE SOUTH MARGIN OF KNOLLWOOD CIRCLE, THE NORTH LINE OF SAID LOT 13 AND THE NORTH LINE OF SAID O'REILLY TRACT TO THE PLACE OF BEGINNING AND CONTAINING 1.63 ACRES OF LAND.

PARCEL: R-032687

BEING THE SAME PROPERTY CONVEYED TO JOHNNY A. WILSON, AND LOIS E. WILSON, HUSBAND AND WIFE BY DEED FROM JOHN FREDRICK O'REILLY AND SUSAN ELLEN O'REILLY RECORDED 12/29/1997 IN DEED INSTRUMENT 9759714, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TEXAS.