

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
GARCIA, LILIANA
2670 RAVENWOOD DRIVE, ROUND ROCK, TX 78665

CONVENTIONAL

Firm File Number: 25-042373

at 12:00 o'clock P.M.

MAR 13 2025

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 6, 2021, LILIANA GARCIA, AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE HOME LOAN EXPERT 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 2021051382, 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, May 6, 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:

**LOT 15, BLOCK K OF SONOMA SECTION 11, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN CABINET Z, SLIDE 345 OF THE PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS.**

Property Address: 2670 RAVENWOOD DRIVE
ROUND ROCK, TX 78665
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 March 6, 2025.

By: 
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
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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.