

FILED
at 11:00 o'clock AM

AUG 14 2025

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

606 SAN GABRIEL OVERLOOK E
GEORGETOWN, TX 78628

00000010548808

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: October 07, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 13, 2003 and recorded in Document INSTRUMENT NO. 2003079933 real property records of WILLIAMSON County, Texas, with CLIFFORD H GREEN AND LISA K GREEN HUSBAND AND WIFE, grantor(s) and NATIONAL CITY MORTGAGE CO, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLIFFORD H GREEN AND LISA K GREEN HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$112,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



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.

The undersigned as attorney for the 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, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLET WATTS, JOHN W. LATHAM, BRETT ADAMS, JOHN LATHAM, MICHAEL LATHAM, OR TOBEY LATHAM, whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WILLIAMSON County Clerk and caused to be posted at the WILLIAMSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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WILLIAMSON

EXHIBIT "A"

LOT 23 AND THE NORTH 1/2 OF LOT 22, BLOCK "A", SAN GABRIEL HEIGHTS, SECTION FOUR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGES 42-43, NOW FOUND IN CABINET C, SLIDES 224-225, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; THAT PORTION OF LOT 22 NOT INCLUDED IN THIS CONVEYANCE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET THE EAST LINE OF SAN GABRIEL OVERLOOK MARKING THE S. W. CORNER OF SAID LOT 22; SAID EAST LINE OF SAN GABRIEL OVERLOOK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 384.26 FEET;

THENCE, WITH SAID EAST LINE OF SAN GABRIEL OVERLOOK, ALSO BEING THE WEST LINE OF SAID LOT 22, ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 49.93 FEET (CHORD OF 49.93 FEET BEARING N 26 DEGREES 39 MINUTES W) TO AN IRON PIN SET, FOR THE N.W. CORNER HEREOF;

THENCE N 61 DEGREES 58 MINUTES 30 SECONDS E 119.64 FEET TO AN IRON PIN SET IN THE EAST LINE OF SAID LOT 22, FOR THE N.E. CORNER HEREOF;

THENCE S 18 DEGREES 38 MINUTES E, 50.00 FEET TO AN IRON PIN SET, MARKING THE S.E. CORNER OF SAID LOT 22, FOR THE S.E. CORNER HEREOF;

THENCE S 63 DEGREES 40 MINUTES 30 SECONDS W, 112.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.13 OF AN ACRE OF LAND.