

POSTED: 4/11/24

AT 2:20 P. M.

ZONIA G. MORALES
COUNTY AND DISTRICT CLERK
JIM HOGG COUNTY, TEXAS
BY Kelly Morales DEPUTY

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.: 111753-TX

Date: April 8, 2024

County where Real Property is Located: Jim Hogg

ORIGINAL MORTGAGOR: JOSE LAURO MALDONADO, A MARRIED PERSON JOINED HEREIN
BY ALMA M. MALDONADO

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR ESI MORTGAGE, L.P., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6

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

DEED OF TRUST DATED 5/25/2004, RECORDING INFORMATION: Recorded on 6/4/2004, as Instrument No.
70095 in Book 47 Page 386

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **SITUATED IN JIM HOGG COUNTY, AND BEING
THE SURFACE ESTATE ONLY IN AND TO LOTS NUMBERS SIX (6), SEVEN (7), AND THE EAST
ONE-HALF OF LOT NUMBER EIGHT (E. 1/2 OF 8), IN BLOCK NUMBER FOUR (4), GRUY 2ND
ADDITION, TO THE TOWN OF HEBBRONVILLE, TEXAS, ACCORDING TO PLAT RECORDED IN
VOLUME 57, PAGE 307, DEED RECORDS OF JIM HOGG COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/7/2024**, the foreclosure sale will be conducted in
Jim Hogg 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 **11:00 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 THE BANK OF NEW
YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF
THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6 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:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6



Matter No.: 111753-TX

c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing
601 Office Center Drive Suite 100
Fort Washington, PA 19034

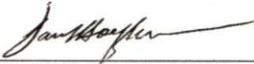
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 SANDRA MENDOZA, ARNOLD MENDOZA, BOB FRISCH, MARCIA CHAPA, ERICA DUARTE GUEST, LACRECIA ROBINSON, AUCTION.COM, ALEXIS MENDOZA, CONNIE COBB, CONSTANCE LEWIS, CLYDE COBB, PAUL A. HOEFKER** 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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: _____


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