

POSTED: 4/11/23

AT 1:35 P.M.

ZONIA G. MORALES  
COUNTY AND DISTRICT CLERK  
JIM HOGG COUNTY, TEXAS  
BY Kathy 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 6, 2023

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, F/K/A New Penn Financial, 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 **6/6/2023**, 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, F/K/A New Penn Financial, 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,  
F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the  
Mortgagee, whose address is:



Matter No.: 111753-TX

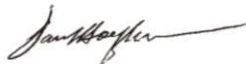
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6  
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place  
Suite 110  
Greenville, SC 29601

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, ROBERT L. NEGRIN** 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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Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**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  
866-931-0036