

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/16/2016	<b>Grantor(s)/Mortgagor(s):</b> FREDDIE GARCIA MARTINEZ, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LRS FINANCIAL NETWORK, INC. DBA HNB MORTGAGE, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> NewRez LLC dba Shellpoint Mortgage Servicing
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 201604665	<b>Property County:</b> BURNET
<b>Mortgage Servicer:</b> NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
<b>Date of Sale:</b> 5/7/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 PM
<b>Place of Sale of Property:</b> Burnet County Courthouse, 220 South Pierce Street, Burnet, TX 78611 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** BEING THE SURFACE RIGHTS ONLY IN AND TO LOT NOS. 113, 114, 243, AND 244, SHERWOOD MANOR SECTION, SHERWOOD SHORES, A SUBDIVISION IN BURNET COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 144 PLAT RECORDS OF BURNET COUNTY, TEXAS.

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, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts, Richard Zavala, Jr or Sharlet Watts, Cole Patton, Myra Homayoun, Thuy 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.

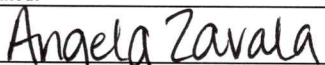

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): 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: 4/8/2024  


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

APR 11 2024

Dated: \_\_\_\_\_  
  
Printed Name: \_\_\_\_\_  
  
Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-24-101221-POS  
**Loan Type:** Conventional Residential

**POSTED** **Vicinta Stafford**  
**Burnet County Clerk**  
By April McFarlen at 2:25 pm, Apr 11, 2024

### Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> April 15, 2021	<b>Original Mortgagor/Grantor:</b> JENNIFER LEE KLEIN
<b>Original Beneficiary / Mortgage:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG FINANCIAL., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgage:</b> CMG MORTGAGE, INC.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 202106269	<b>Property County:</b> BURNET
<b>Mortgage Servicer:</b> CENLAR FEDERAL SAVINGS BANK	<b>Mortgage Servicer's Address:</b> 425 Phillips Blvd. Ewing, New Jersey 08618-1430

\* 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.

**Secures:** Note in the original principal amount of \$237,878.00, executed by JENNIFER LEE KLEIN and payable to the order of Lender.

**Property Address/Mailing Address:** 108 ELMER AVE, BURNET, TX 78611

**Legal Description of Property to be Sold:** BEING LOT THREE (3), BLOCK TWO (2), WESTFALL VILLAGE, PHASE ONE (1), A SUBDIVISION IN THE CITY OF BURNET, IN BURNET COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN DOCUMENT NO. 202006989, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS..

<b>Date of Sale:</b> June 04, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Burnet County Courthouse, 220 South Pierce Street, Burnet, TX 78611 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *CMG MORTGAGE, INC.*, the owner and holder of the Note, has requested Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts whose address is 1 Mauchly Irvine, CA 92618 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is



14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *CMG MORTGAGE, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts whose address is 1 Mauchly Irvine, CA 92618 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts whose address is 1 Mauchly Irvine, CA 92618 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagee, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

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Irving, TX 75038

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