

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GALVESTON

Note: Retail Installment Contract dated December 4, 2001 executed and delivered by Angela Villarreal and Efren Villarreal to Dream Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated December 4, 2001, executed and delivered by Angela Villarreal and Efren Villarreal to Dream Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded on January 31, 2002, as Document Number 2002005651 of the Official Public Records of Galveston County, Texas, and as amended by that certain Correction of Retail Installment Contract and Mechanic's Lien Contract with Power of Sale dated April 10, 2002, correcting the absence of Exhibit A, and recorded as Document Number 2002020029, of the Official Public Records of Galveston County, Texas, and as further amended by that certai Correction of Retail Installment Contract and Mechanic's Lien Contract with Power of Sale, dated May 15, 2002, correcting the purchase price and including exhibit A, and recorded as Document Number 2002029586, of the Official Public Records of Galveston County, Texas, in Galveston County, Texas.

Original Creditor: Dream Homes, Inc.

Current Holder: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI

Current Owner: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI

Mortgage Servicer: New Rez LLC d/b/a Shellpoint Mortgage Servicing ("Servicer"), 75 Beattie Pl. #300, Greenville, SC 29601

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ED HENDERSON, ANGELITA O'CONNOR, MARLEY ROSS
9065 JOLLYVILLE, SUITE 203A, AUSTIN, TX 78759

Note: Each substitute trustee is authorized AND

PROPERTY ADDRESS: 7207 N. Redfish St. Hitchcock, TX 77563	RP FILE NO. SHELL02-62	BORROWER: Villarreal, Angela & Efren
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*individually, to act alone
without the joinder of the
other trustees.*

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER, JEFF LEVA, PATRICIA POSTON, STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER, JEFF LEVA, PATRICIA POSTON, SERVICE LINK, 3220 EL CAMINO REAL, IRVINE, CA 92602

AND

TRACI YEAMAN, TIM WORSTELL, STEPHEN MAYERS, COLETTE MAYERS, CARL MEYERS, LEB KEMP, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CARY CORENBLUM, EVAN PRESS, JOSHUA SANDERS, MATTHEW HANSEN, PATRICIA POSTON, NICK POSTON, DAVID POSTON, DAVID BARRY AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

AND

SHELLEY NAIL, KRISTINA MCCRARY, CASSIE MARTIN OR DONNA TROUT XOME, 750 TX-121, SUITE 100, LEWISVILLE, TX 75067

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO
5420 LBJ FREEWAY, SUITE 220, DALLAS, TX 75225

Property to be sold:

7207 N. Redfish St., Hitchcock, TX 77563, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale:

Tuesday, July 7, 2020.

Time of Sale:

TOT: The sale will begin no earlier than **11:00 AM to 2:00 PM** and no later than three (3) hours thereafter.

Location of Sale:

At the **County Courthouse in Galveston County**, Texas, Commissioners court room, first floor of courthouse, 722 Moody, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Galveston County, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

PROPERTY ADDRESS: 7207 N. Redfish St. Hitchcock, TX 77563	RP FILE NO. SHELL02-62	BORROWER: Villarreal, Angela & Efen
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Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Mechanic's Lien Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Angela Villarreal and Efren Villarreal.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Angela Villarreal and Efren Villarreal and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and

PROPERTY ADDRESS: 7207 N. Redfish St. Hitchcock, TX 77563	RP FILE NO. SHELL02-62	BORROWER: Villarreal, Angela & Efren
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give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: June 2, 2020.

By: 
T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

PROPERTY ADDRESS: 7207 N. Redfish St. Hitchcock, TX 77563	RP FILE NO. SHELL02-62	BORROWER: Villarreal, Angela & Efen
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EXHIBIT "A"

Survey of a tract of land out of Outlot 54, in Flakes Addition to the town of Hitchcock, a subdivision in Galveston County. According to the map or plat recorded in Volume 105, Page 24, and in Volume 136, Page 9, in the office of the County Clerk of Galveston County, Texas. The North 726 feet of the East 90 feet of the North one-half of the East one-half of Outlot 54, in Flakes Addition to the town of Hitchcock, a subdivision in Galveston County, Texas.

PROPERTY ADDRESS: 7207 N. Redfish St. Hitchcock, TX 77563	RP FILE NO. SHELL02-62	BORROWER: Villarreal, Angela & Efren
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FILED

Instrument Number: *FILED2020000647*

Filing Fee: 23.00

Number Of Pages:6

Filing Date: 06/15/2020 12:01PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*