

#2020-07

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.

AMENDED NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS §
COUNTY OF DEWITT § KNOW ALL MEN BY THESE PRESENTS: §

Note: Sale Contract dated May 23, 2009 executed and delivered by Justin Ruiz and Miranda Ruiz to Walter Mortgage Company, LLC

Security Instrument: Purchase Money Deed of Trust, dated May 23, 2009, executed and delivered by Justin Ruiz and Miranda Ruiz to Walter Mortgage Company, LLC, to secure payment of that certain Sale Contract, recorded on 6/19/2009, as Document Number 64800, in DeWitt County, Texas.

Original Creditor: Walter Mortgage Company, LLC

Current Holder: Citibank, N.A. not in its individual capacity but solely as Trustee, of NRZ Pass-Through Trust VI

Current Owner: Citibank, N.A. not in its individual capacity but solely as Trustee, of NRZ Pass-Through Trust VI

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, WILL DABBS, LARRY ABLES, RAULIE IRWIN, ROSIE TREVINO, JIM CHILCOAT, TINA JACOB

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees. 9065 JOLLYVILLE, SUITE 203A, AUSTIN, TX 78759

AND
ARNOLD MENDOZ3, ALEXIS MENDOZA. SUSANA SANDOVAL, ELIZABETH ANDERSON,ARNOLD MENDOZ3, ALEXIS MENDOZA. SUSANA SANDOVAL, ELIZABETH ANDERSON, SERVICE LINK, 3220 EL CAMINO REAL, IRVINE, CA 92602

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

AND
JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JANICE STONER,

Table with 3 columns: PROPERTY ADDRESS: 508 S. Gonzales St. Cuero, TX 77954; RP FILE NO. SHELL02-20; BORROWER: Ruiz, Justin & Miranda

BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ,
GARRETT SANDERS, MEGAN YSASSI, AMY ORTIZ, MARYNA
DANIELIAN

AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

AND

MARGIE ALLEN OR KYLE BARCLAY OR TOMMY JACKSON
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:

508 S. Gonzales St., Cuero, TX 77954, 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, June 2, 2020.

Time of Sale:

Auction.com: The sale will begin no earlier than **12:00 PM** and no later than three (3) hours thereafter.

Location of Sale:

At the **County Courthouse in DeWitt County**, Texas, in the patio area in front of the West door of the courthouse, facing Gonzalez Street (building at 307 N. Gonzalez Street), unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of DeWitt County, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust 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

PROPERTY ADDRESS: 508 S. Gonzales St. Cuero, TX 77954	RP FILE NO. SHELL02-20	BORROWER: Ruiz, Justin & Miranda
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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 Purchase Money 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 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.

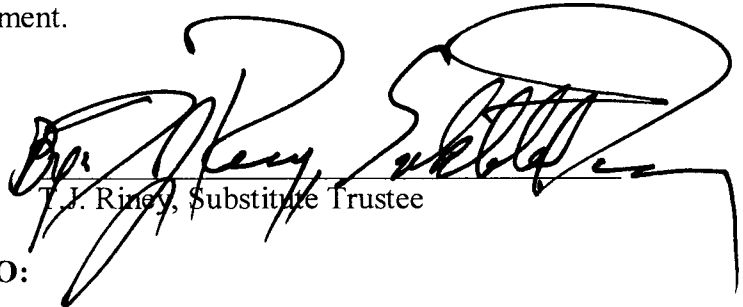
Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Justin Ruiz and Miranda Ruiz.

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 Justin Ruiz and Miranda Ruiz and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and 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: April 27, 2020.



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: 508 S. Gonzales St. Cuero, TX 77954	RP FILE NO. SHELL02-20	BORROWER: Ruiz, Justin & Miranda
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EXHIBIT "A"

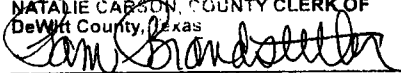
Lot 3, Block 1, Joseph Pannen Subdivison, City of Cuero, Dewitt County, Texas, according to map or plat in Volume 115, Page 79 in the deed records of Dewitt County, Texas and being the same tract conveyed to Grover Cessor and wife, Georgia Cessor in Volume 108, Page 68 in the official public records of Dewitt county, Texas.

#2020-07

Filed for Record

This, the 11th day of May, 2020
at 1:00 o'clock P. M.

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas



DEPUTY

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