

305E WOOD AVE
RAYMONDVILLE, TX 78580

00000009403866

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: November 07, 2023

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 16, 2006 and recorded in Document VOLUME 469 PAGE 030 real property records of WILLACY County, Texas, with RICHARD WILSON RHYNS ELVIA CELNDA CANTU-RHYNE, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RICHARD WILSON RHYNS ELVIA CELNDA CANTU-RHYNE, securing the payment of the indebtedness in the original principal amount of \$43,981.05, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2020-R1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead W D LAREW, JULIE MARTIN, DAVID KARLE, ARNOLD MENDOZA, ALEXIS MENDOZA, JERRY PEREZ, OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Ryan Bourgeois

Certificate of Posting

My name is Jerry Perez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-12-2023 I filed at the office of the WILLACY County Clerk and caused to be posted at the WILLACY County courthouse this notice of sale.


Declarants Name: Jerry Perez
Date: 10-12-2023

305E WOOD AVE
RAYMONDVILLE, TX 78580

00000009403866

00000009403866

WILLACY

EXHIBIT "A"

LOTS NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK THREE (3), HACKETT RESUBDIVISION, CITY OF RAYMONDVILLE, WILLACY COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 26 OF THE MAP RECORDS OF WILLACY COUNTY, TEXAS.

8:31 AM
FILED
COUNTY COURT + POSTED

OCT 12 2023

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: DEPUTY:

MURANDA CRUZ