

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.: 136839-TX

Date: July 25, 2025

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: MARY E. NOLIN, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MEMBERS CHOICE CREDIT
UNION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 1/17/2006, RECORDING INFORMATION: Recorded on 1/19/2006, as Instrument No. Z038660, and re-recorded on 06/06/2006 as Instrument No. Z353393

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BUILDING PLOT NO ONE HUNDRED SEVENTY THREE (173) IN BLOCK SEVENTEEN (17) OF WESTWIND, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 279, PAGE 134 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **9/2/2025**, the foreclosure sale will be conducted in **Harris 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 **10:00 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 D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743



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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 CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, DANA DENNEN, JOSHUA SANDERS, CARY CORENBLUM, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, DANIEL HART, AUCTION.COM LLC, JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** 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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

136839-TX

EXHIBIT A

BEING A PARCEL OF LAND IN THE JOEL WHEATON SURVEY, ABSTRACT NUMBER 10
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT MARKING THE INTERSECTION OF THE WEST RIGHT-OF-
WAY LINE OF WINDCHASE BOULEVARD (60.00 FEET WIDE) AND THE NORTH LINE OF
WESTWIND, SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 279, PAGE 134,
MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 27 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF
1377.22 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF
48.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF
96.00 FEET TO A BUILDING CORNER;

THENCE SOUTH 87 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF
23.50 FEET TO A BUILDING CORNER;

THENCE NORTH 02 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF
96.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 87 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF
23.50 FEET TO THE POINT OF BEGINNING.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in file number Sequence on the
date and at the time stamped hereon by me, and was duly RECORDED in the
Official Public Records of Real Property of Harris County Texas on

JUN - 6 2006

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photo copy, discolored paper, etc. All blockouts,
additions and changes were present at the time
the instrument was filed and recorded.



David L. Hayman
COUNTY CLERK
HARRIS COUNTY TEXAS

FILED
2006 JUN - 6 PM 2:31
COUNTY CLERK
HARRIS COUNTY TEXAS