

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 01/25/2021
Grantor(s): VICENTE VAZQUEZ CABRERA AND NORMA JEAN VAZQUEZ
Original Mortgagee: NEWREZ LLC D/B/A NEWREZ MORTGAGE
Original Principal: \$87,000.00
Recording Information: Instrument 202100000492
Property County: Karnes
Property: (See Attached Exhibit "A")
Reported Address: 312 W BUCHEL AVE, KARNES CITY, TX 78118

FILED

At 3:33 o'clock P M

APR 03 2025

**CAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS**
May E. Rios Deputy

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of May, 2025
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA INSIDE THE FRONT DOOR OF THE COURTHOUSE, THIS BEING THE EAST ENTRANCE FACING PANNA MARIA in Karnes County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Karnes County Commissioner's Court, at the area most recently designated by the Karnes County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust, and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable, and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Garron Dean, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Aarti Patel, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Garron Dean, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Aarti Patel, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Garron Dean, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Aarti Patel, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Karnes County Clerk and caused it to be posted at the location directed by the Karnes County Commissioners Court.

By: _____

Exhibit "A"

ALL OF LOTS NO. FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16) IN BLOCK NO. THIRTY-ONE (31), IN KARNES CITY, KARNES COUNTY, TEXAS, AS THE SAME IS SHOWN, DESIGNATED AND DESCRIBED ON A MAP OR PLAT OF SAID TOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF KARNES COUNTY, TEXAS TO WHICH MAP OR PLAT, REFERENCES IS HERE MADE FOR ALL PURPOSES.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254