

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
SULLIVAN, JAMES
2534 FM 1277, SAN AUGUSTINE, TX 75972

CONVENTIONAL

Firm File Number: 25-042230

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 31, 2018, JAMES PATRICK SULLIVAN, UNMARRIED AND AMANDA COLEENE SULLIVAN, UNMARRIED, as Grantor(s), executed a Deed of Trust conveying to JOSEPH H. KELLY, as Trustee, the Real Estate hereinafter described, to DITECH FINANCIAL LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of **SAN AUGUSTINE COUNTY, TX** and is recorded under Clerk's File/Instrument Number 00063710 Volume 378, Page 278, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, April 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **SAN AUGUSTINE COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of San Augustine, State of Texas:

LOT 31 AND THE EAST HALF OF LOT 32 OF THE REDLAND ACRES SUB-DIVISION, SAN AUGUSTINE COUNTY, TEXAS, PLAT BOOK 1, PAGE 68, SAN AUGUSTINE COUNTY DEED RECORDS.

Property Address: 2534 FM 1277
SAN AUGUSTINE, TX 75972
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK,
NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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.

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

SUBSTITUTE TRUSTEE


Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Auction.com
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day February 24, 2025.

FILED FOR RECORD

February 27 2025

AT 2:20 O'CLOCK M
MARGO NOBLE COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY Rhonda Perry
DEPUTY

By: 
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040

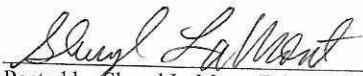
Tejas Trustee Services

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

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

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 military service to the sender of this notice immediately.



Posted by Sheryl LaMont, February 27, 2025.