

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE  
SERVICING (ALW)  
HANNA, JAMES  
411 WEST ONEAL STREET, WILLS POINT, TX 75169

FHA 511-2906197-703-203  
Firm File Number: 24-041694

OCT 31 2024

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 2, 2021, JAMES A. HANNA AND RACHEL B. HANNA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE, LTD DBA GOLD FINANCIAL SERVICES in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2021-007871, 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, January 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in VAN ZANDT 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 Van Zandt, State of Texas:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING PART OF BLOCK 32, O'NEAL'S ADDITION TO THE CITY OF WILLS POINT, VAN ZANDT COUNTY, TEXAS, BEING ALL THAT TRACT DESCRIBED IN DEED TO KARL C. LYBRAND III, RECORDED IN VOLUME 2038, PAGE 356, REAL RECORDS, VAN ZANDT COUNTY, TEXAS AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE SOUTH LINE OF O'NEAL STREET AT THE NORTHWEST CORNER OF THE KAROLA A. POTTER TRACT RECORDED IN #2020-006793;

THENCE SOUTH 03 DEGREES 50 MINUTES 24 SECONDS WEST, 200.25 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE NORTH 86 DEGREES 38 MINUTES 40 SECONDS WEST, 75.00 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE NORTH 03 DEGREES 34 MINUTES 49 SECONDS EAST, 200.24 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE SOUTH 86 DEGREES 38 MINUTES 40 SECONDS EAST, 75.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES OF LAND.

Property Address: 411 WEST ONEAL STREET  
WILLS POINT, TX 75169  
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING  
Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034

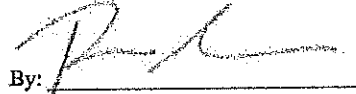
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, , David Ray  
I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day October 30, 2024.



By: \_\_\_\_\_  
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Facsimile No: (847) 879-4823  
Attorneys for NewRez LLC d/b/a Shellpoint Mortgage  
Servicing

**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.**