

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD

2024 JUL 15 PM 12:43

**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.**

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *How Hill*

Matter No.: 122410-TX

Date: July 11, 2024

County where Real Property is Located: Hardin

ORIGINAL MORTGAGOR: GAY CAROL COLVIN AND GENE FREDERICK COLVIN, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: COUNTRYWIDE HOME LOANS, INC

CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

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

DEED OF TRUST DATED 3/19/2003, RECORDING INFORMATION: Recorded on 3/25/2003, as Instrument No. 2003-12089 in Book 1361 Page 505 and later modified by a loan modification agreement recorded as Instrument 2017-72110 on 02/17/2017

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOTS ONE (1) AND TWO (2), BLOCK SEVEN (7), HENDRICKS PLACE, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 148-B, PLAT RECORDS, HARDIN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2024, the foreclosure sale will be conducted in **Hardin** 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 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST 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:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743

