ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS	§ § KNOV	V ALL MEN BY THESE P	DECENTS.
COUNTY OF EASTLAND	§ 210	Wall Men di These F	RESERVES.
Note:	Sale Contract dated November 30, 2011 executed and delivered by Mary Domino to Walter Mortgage Company, LLC		
Security Instrument:	Purchase Money Deed of Trust, dated November 30, 2011, executed and delivered by Mary Domino to Walter Mortgage Company, LLC, to secure payment of that certain Sale Contract, recorded as Document Number 2011-003591, in Eastland County, Texas.		
Order Approving Abandonment	Order Approving Abandonment of Real Property Pursuant to Section 351.051 of the Texas Estates Code entered September 17, 2020 in Cause No. 12035; styled <i>In Re: The Estate of Mary Ruth Domino, Deceased</i> , in the County Court of Eastland County, Texas.		
Original Creditor:	Walter Mortgage Company, LLC		
Current Holder:	The Bank of New York Mellor Trust 2011-1	n, as Indenture Trustee, for	WIMC Capital
Current Owner:	The Bank of New York Mellon, as Indenture Trustee, for WIMC Capital Trust 2011-1		
Mortgage Servicer:	New Rez LLC d/b/a Shellpoint Mortgage Servicing ("Servicer"), 75 Beattie Pl. #300, Greenville, SC 29601		
Appointed Substitute Trustees:	JIM MILLS, SUSAN MII BROWDER, TERRY BROW ELLING, LOUIS STARZEL, E	DER, MARSHA MONR	OE, MARCIA
Note: Each substitute	9065 JOLLYVILLE, SUITE 20	3A, AUSTIN, TX 78759	
trustee is authorized		•	
individually, to act alone	AND		
without the joinder of the	LAURA BROWDER, TERRY BROWDER, MARSHA MONROE. LINDA REPPERT,LAURA BROWDER, TERRY BROWDER,		
other trustees.	MARSHA MONROE. LINDA		BROWDER,
The Substitute Trustees are	SERVICE LINK, 3220 EL CAN	MINO REAL, IRVINE, CA	. 92602 8:30 HY JENTHO, COUNTY CLER
PROPERTY ADDRESS:	L DD CH P NO OF PARTY	Lacasonias	NOV 0 9 2020
435 W. Main St. Ranger, TX 76470	RP FILE NO. SHELL02-118	BORROWER: Domino, Mary	ASTLAND COUNTY TEXAS

authorized to sell the
Premises at public venue to
the highest bidder or

bidders, for cash.

AND

TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ, CHARLES GREEN

AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

AND

LYNNE HOLIDAY OR JERRY TIEMANN XOME, 750 TX-121, SUITE 100, LEWISVILLE, TX 75067

AND

LAURA BROWDER, TERRY BROWDER, MARSHA MONROE, LINDA REPPERT

REALTYBID, 3225 RAINBOW DR., STE. 248-B, RAINBOW CITY, AL 35906

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO

5420 LBJ FREEWAY, SUITE 220, DALLAS, TX 75225

Property to be sold:

435 W. Main St., Ranger, TX 76470, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale:

Tuesday, December 1, 2020.

Time of Sale:

The sale will begin no earlier than 1:00 PM and no later than three (3) hours thereafter.

Location of Sale:

At the County Courthouse in Eastland County, Texas, at the front steps at the South entrace of the courthouse (sometimes referred to as the Commerce Street entrance), unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Eastland County, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

PROPERTY ADDRESS: 435 W. Main St.	RP FILE NO. SHELLO2-118	BORROWER: Domino, Mary
Ranger, TX 76470		

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Purchase Money Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Mary Domino.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Mary Domino and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

PROPERTY ADDRESS: 435 W. Main St.	RP FILE NO. SHELLOZ-118	BORROWER: Domino, Mary
Ranger, TX 76470		

Dated: November 5, 2020.

T.J. Paney Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

PROPERTY ADDRESS:	RP FILE NO. SHELL02-118	BORROWER: Domino, Mary
435 W. Main St.		201110110111011110111101111011
Ranger, TX 76470		

Domino, Mary

EXHIBIT "A"

Property (including any imprevements): Being Lots 8 and 9, Hodges Young and Rouls addition to the city of Ranger Eastland County, Texas, As Per the Official Plat Filed in slice 135 Plat Records of Eastland County, Texas

PROPERTY ADDRESS:	RP FILE NO. SHELL02-118	BORROWER: Dumino, Mary
435 W. Main St.		· ·
Ranger, TX 76470		

CAUSE NO. 12035
IN RE: THE ESTATE OF MARY RUTH) IN THE COUNTY COURT DOMINO,)
DECEASED) EASTLAND COUNTY, TEXAS
ORDER APPROVING ABANDONMENT OF REAL PROPERTY PURSUANT TO SECTION 351.051 OF THE TEXAS ESTATES CODE
On this day the Court considered the Application to Abandon Real Property pursuant to
Section 351.051 of the Texas Estates Code and finds the following:
 The citation has been issued and served as required by law;
2. Claimant, Newrez LLC D/B/A Shellpoint Mortgage Servicing as servicer wit delegated authority, presented its Claim to the Dependent Administrator of the Estate of Mar Ruth Domino, Deceased, in the sum of \$29,840.29, which was allowed by the Depender Administrator on 9-16-2020 and approved by this Court on 9-17-2020. After review of the Payoff attached to the Application, and the Dependent Administrator's explanation of the value of the property, the Court finds there is no equity in the property.
 The personal representative has not been able to pay the maturities which hav accrued on the debt according to the terms of the Note and Deed of Trust; that said Note is i default and has been for quite some time;
4. There are no other debts of the Estate that have a preference over the Note an Deed of Trust of each Cluimant;
5. The property which is the subject of each Claimant's Note and Deed of Trust described in the attached Exhibit A.
IT IS THEREFORE, ORDERED, ADJUDGED, AND DECREED, by the Court the
the Administrator is hereby allowed to abandon the property from Administration and that the
Secured Party is hereby allowed to foreclose its interest in the real property without further
order of this Court.
SIGNED this 17 day of September , 2020
ORDER APPROVING ABANDONNIENT OF REAL PROPERTY PURSUANT TO SECTION 351.051 OF THE TEXAS ESTATES CODE



Page 1

PRESIDING JUDGE

APPROVED:

(s/ Pamela J. Chanev Pamela J. Chaney, Dependent Administrator

ORDER APPROVING ABANDONMENT OF REAL PROPERTY PURSUANT TO SECTION 351.051 OF THE TEXAS ESTATES CODE



EXHIBIT A

BEING (including any and all improvements) Lot 8 and 9, Hodges, Young and Rawls Addition to the City of Ranger, Eastland County, Texas, as per the Official plat in Slide 135, Plat Records of Eastland County, Texas; said property also known as 435 W Main, Ranger, Eastland County, Texas.

Filed for Record et 3:00 f

SEP 1 7 2020

EASTLAND COUNTY, TEXAS By_______Deput

ORDER APPROVING ABANDONMENT OF REAL PROPERTY PURSUANT TO SECTION 351.051 OF THE TEXAS ESTATES CODE

