

19-371298

FILED  
This 6<sup>th</sup> day of July A.D. 2020  
at 4:26 o'clock PM  
VALERIE DEL TORO ROMERO  
County Clerk, Uvalde County, Texas  
By: P. Gonzalez  
Deputy County Clerk

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> February 29, 2000	<b>Original Mortgagor/Grantor:</b> CATHERINE B PUMAREJO
<b>Original Beneficiary / Mortgagee:</b> BOMBARDIER CAPITAL INC.	<b>Current Beneficiary / Mortgagee:</b> THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR TO BNY MIDWEST TRUST COMPANY, BNY MIDWEST TRUST COMPANY, AS SUCCESSOR HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE, OF BOMBARDIER CAPITAL MORTGAGE SECURITIZATION CORPORATION, SENIOR/SUBORDINATED PASS-THROUGH CERTIFICATES, SERIES 2001-A
<b>Recorded in:</b> <b>Volume:</b> 0432 <b>Page:</b> 652 <b>Instrument No:</b> 2000000713	<b>Property County:</b> UVALDE
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

\* 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.

**Secures:**Note in the original principal amount of \$56,149.53, executed by CATHERINE PUMAREJO and payable to the order of Lender.

**Property Address/Mailing Address:** 393 COUNTY RD 425, UVALDE, TX 78801

**Legal Description of Property to be Sold:** TRACT 6, FRIO RIO RANCH, SITUATED IN UVALDE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 117 (SLIDE 180-A), PLAT RECORDS, UVALDE COUNTY, TEXAS; SAVE AND EXCEPT THE WEST 25 FEET OF THE SUBJECT TRACT HAVING BEEN CONVEYED TO THE COUNTY OF UVALDE BY DEED RECORDED IN VOLUME 291, PAGE 773.

THERE IS A MOBILE HOME ASSOCIATED WITH THIS PROPERTY AS DESCRIBED: MAKE: TOWN AND COUNTRY/ SERIAL NUMBER: TXCTOGR001750AB/ LENGTH & WIDTH: 54X32/ YEAR: 2000.

<b>Date of Sale:</b> August 04, 2020	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** EAST STEPS OF THE COURTHOUSE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.




**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR TO BNY MIDWEST TRUST COMPANY, BNY MIDWEST TRUST COMPANY, AS SUCCESSOR HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE, OF BOMBARDIER CAPITAL MORTGAGE SECURITIZATION CORPORATION, SENIOR/SUBORDINATED PASS-THROUGH CERTIFICATES, SERIES 2001-A*, the owner and holder of the Note, has requested Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer, Melody Speer, Vicki Rodriguez, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR TO BNY MIDWEST TRUST COMPANY, BNY MIDWEST TRUST COMPANY, AS SUCCESSOR HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE, OF BOMBARDIER CAPITAL MORTGAGE SECURITIZATION CORPORATION, SENIOR/SUBORDINATED PASS-THROUGH CERTIFICATES, SERIES 2001-A* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the 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(a) of the Texas Property Code, Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer, Melody Speer, Vicki Rodriguez, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer, Melody Speer, Vicki Rodriguez, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer,  
Melody Speer, Vicki Rodriguez, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite  
170, Duluth, Georgia 30097; PH: (470)321-7112