


NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
RESENDIZ, JOSE
308 ALANIS STREET, WYLIE, TX 75098

CONVENTIONAL

Firm File Number: 22-037375

2025 FEB 27 PM 2:30

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 20, 2006, JOSE PEDRO RESENDIZ AND SILVIA RESENDIZ, as Grantor(s), executed a Deed of Trust conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of COLLIN COUNTY, TX and is recorded under Clerk's File/Instrument Number 20061212001747170, 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 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **COLLIN 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 Collin, State of Texas:

BEING THAT CERTAIN TRACT OF AND SITUATED IN THE HENRY I. DOUGLAS SURVEY, ABSTRACT NO. 292, CITY OF WYLIE, COLLIN COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED IN A DEED TO JOSE PEDRO RESENDIZ AS RECORDED IN VOLUME 5926, PAGE 1061 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

BEGINNING AT A POINT ON THE SOUTH LINE OF ALANIS LANE (60 FOOT RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF SAID RESENDIZ TRACT AND BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TIM TYE AND WIFE, KAREN TYE AS RECORDED IN VOLUME 1230, PAGE 749, OF SAID DEED RECORDS;

THENCE SOUTH 01 DEGREE 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 344.82 FEET ALONG THE COMMON LINE OF SAID RESENDIZ TRACT AND SAID TYE TRACT TO A FOUND 1/2-INCH IRON ROD, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID RESENDIZ TRACT AND THE SOUTHWEST CORNER OF SAID TYE TRACT AND BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BENNIE BLAKEY AND JAMES BLAKEY AS RECORDED IN COUNTY CLERKS FILE NO. 94-0024429, OF SAID DEED RECORDS;

THENCE NORTH 88 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 250.00 FEET ALONG THE COMMON LINE OF SAID RESENDIZ TRACT AND SAID BLAKEY TRACT TO A POINT, IN THE CENTER OF A 30 FOOT ROAD EASEMENT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID RESENDIZ TRACT AND BEING THE NORTHWEST CORNER OF SAID BLAKEY TRACT;

THENCE NORTH 09 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 122.65 FEET ALONG THE SAID CENTERLINE OF 30 FOOT ROAD EASEMENT TO A POINT;

THENCE NORTH 01 DEGREE 29 MINUTES 13 SECONDS EAST CONTINUING ALONG THE SAID CENTERLINE OF 30 FOOT ROAD EASEMENT, 217.8 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF ALANIS LANE, SAID POINT BEING THE NORTHWEST CORNER OF SAID RESENDIZ TRACT;

THENCE SOUTH 89 DEGREES 55 MINUTES 13 SECONDS EAST, A DISTANCE OF 230.95 FEET ALONG THE SAID SOUTH LINE OF ALANIS LANE TO THE POINT OF BEGINNING AND CONTAINING 80,463 SQUARE FEET OR 1.847 ACRES OF LAND.

Property Address: 308 ALANIS STREET

WYLIE, TX 75098

Mortgage Servicer:

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING

Mortgagee:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-26

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

Logan Thomas, Phillip Pierceall, Douglas Rodgers, Terry Waters, Bruce Miller, David Ray, Kinney Lester, Ashlee Luna, Thomas Lester, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Auction.com
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day February 24, 2025.

By: 
Ronny George
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Grant Tabor
Texas Bar # 24027905
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Houston, TX 77040
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Attorneys for The Bank of New York Mellon FKA The
Bank of New York, as Trustee for the certificate holders of
the CWABS, Inc., Asset-Backed Certificates, Series 2006-
26

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.