

21-045028

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)**

Deed of Trust Date: October 28, 2013	Original Mortgagor/Grantor: THOMAS A. WHITE AND MARION L. LEWIS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR 360 MORTGAGE GROUP, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 679 Page: 618 Instrument No: N/A	Property County: WHEELER
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 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 \$87,334.00, executed by THOMAS A WHITE and payable to the order of Lender.

Property Address/Mailing Address: 808 S MADDEN ST, SHAMROCK, TX 79079

Legal Description of Property to be Sold: ALL THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND OUT OF BLOCK A (ATKINS), MONT-LEW ADDITION TO THE CITY OF SHAMROCK, WHEELER COUNTY, TEXAS, AS PER THE AMENDED PLAT RECORDED IN VOL. 1, PAGE 34, PLAT RECORDS, WHEELER COUNTY, TEXAS;

BEGINNING AT A 3/8 IN REBAR FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, AS SHOWN BY THE SAID PLAT OF THE MONT-LEW ADDITION TO THE CITY OF SHAMROCK AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH A DISTANCE OF 82.0 FEET TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST A DISTANCE OF 140.0 FEET TO A SET 1/2" REBAR FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH A DISTANCE OF 82.0 FEET TO A SET 1/2" REBAR FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING.



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TAX ID: 2285.

Date of Sale: June 01, 2021

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: Wheeler County Courthouse, 401 Main Street, Wheeler, TX 79096 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, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Ronnie Heck, Shannon Heck, Charles Green, Shawn Schiller, Robert Gomez, Cary Corenblum whose address is 1 Mauchly Irvine, CA 92618 OR Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Kevin Key or Jay Jacobs 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 *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* 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, Ronnie Heck, Shannon Heck, Charles Green, Shawn Schiller, Robert Gomez, Cary Corenblum whose address is 1 Mauchly Irvine, CA 92618 OR Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Kevin Key or Jay Jacobs 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 Ronnie Heck, Shannon Heck, Charles Green, Shawn Schiller, Robert Gomez, Cary Corenblum whose address is 1 Mauchly Irvine, CA 92618 OR Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Kevin Key or Jay Jacobs 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.

Susan Bowers

SUBSTITUTE TRUSTEE

Ronnie Heck, Shannon Heck, Charles Green, Shawn Schiller, Robert Gomez, Cary Corenblum, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Kevin Key or Jay Jacobs, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

FILED FOR RECORD

2021 APR 29 AM 11:15

MARGARET DORMAN
COUNTY CLERK
WHEELER COUNTY, TEXAS

BY Robbie Walker