

18-229551

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)

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| <b>Deed of Trust Date:</b> April 3, 2007   | <b>Original Mortgagor/Grantor:</b> ROBERT C. LLOYD  |
| <b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FINANCIAL BANK, N.A., ITS SUCCESSORS AND ASSIGNS | <b>Current Beneficiary / Mortgagee:</b> NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING |
| <b>Recorded in:</b><br><b>Volume:</b> 260<br><b>Page:</b> 642<br><b>Instrument No:</b> 071049  | <b>Property County:</b> JONES   |
| <b>Mortgage Servicer:</b> NEWREZ LLC F/K/A NEW PENN FINANCIAL 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 \$30,000.00, executed by ROBERT C. LLOYD ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 10801 NORA RD, ABILENE, TX 79601

**Legal Description of Property to be Sold:** BEING THE WEST 200 FEET OF LOT 17 AND FACING ON NORA STREET OF MANLEY HEIGHTS, AN ADDITION ADJOINING AILENE FORT PHANTOM HILL LAKE AND BEING OUT OF THE A. GREENWELL SURVEY NO. 64, JONES COUNTY, TEXAS, AS SHOWN BY THE PLAT PREPARED BY J. M. ARNETT ON AUGUST 20, 1941, OF RECORD IN VOLUME 97, AT PAGE 53 OF THE PLAT RECORDS OF JONES COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE.

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| <b>Date of Sale:</b> May 07, 2019 | <b>Earliest time Sale will begin:</b> 1:00 PM |
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**Place of sale of Property:** Jones County Courthouse, 100 Courthouse Square, Anson, TX 79501 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 F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Kristie Alvarez, whose address is 1 Mauchly Irvine, CA 92618 or Terry Browder, Laura Browder, Marsha Monroe, 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 F/K/A NEW PENN FINANCIAL 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, Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Kristie Alvarez, whose address is 1 Mauchly Irvine, CA 92618 or Terry Browder, Laura Browder, Marsha Monroe, 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 Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Kristie Alvarez, whose address is 1 Mauchly Irvine, CA 92618 or Terry Browder, Laura Browder, Marsha Monroe, 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.

**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

Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Kristie Alvarez, or Terry Browder, Laura Browder, Marsha Monroe, Trustee

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

POSTED NOTICE

DATE 3-14-19 TIME 1:50 PM  
*Shelann Pennings*  
JONES COUNTY CLERK, JONES CO., TX

BY: *Whitney Ostfeld*