

AT 4:10 FILED O'CLOCK P M

Notice of Substitute Trustee's Sale

JUN 21 2021

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 any other 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: May 29, 2015	Original Mortgagor/Grantor: JESENIA MORENO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 280516	Property County: CORYELL
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 \$100,642.00, executed by JESENIA MORENO and payable to the order of Lender.

Property Address/Mailing Address: 301 RODEO CIR, COPPERAS COVE, TX 76522

Legal Description of Property to be Sold: LOT ELEVEN (11), BLOCK TWENTY-SEVEN (27), OF WESTERN HILLS ESTATES SECTION SEVEN, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS SHOWN OF RECORD IN CABINET A, SLIDE 357, PLAT RECORDS OF CORYELL COUNTY, TEXAS..

Date of Sale: August 3, 2021	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528 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 Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, whose address is 1 Mauchly Irvine, CA 92618 or Tim Lewis, Brenda Wiggs, Guy



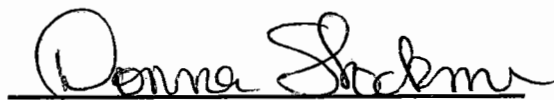
Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Denise Boerner or Kathy Arrington, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized 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, Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, whose address is 1 Mauchly Irvine, CA 92618 or Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Denise Boerner or Kathy Arrington, 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 Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, whose address is 1 Mauchly Irvine, CA 92618 or Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Denise Boerner or Kathy Arrington, 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

Maryna Danielian, Pamela Thomas, Jack Burns II,
Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders,
Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs,
Denise Boerner, Guy Wiggs, David Stockman, Michelle
Schwartz, Kathy Arrington, Trustee

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