

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: September 15, 2016	Original Mortgagor/Grantor: DAVID R. BLOEBAUM AND EMMA LOUISE BLOEBAUM
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS A NOMINEE FOR LOW VA RATES., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2016-004960	Property County: CALDWELL
Mortgage Servicer: NEWREZ LLC F/K/A NEW PENN FINANCIAL 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 \$231,172.00, executed by DAVID R BLOEBAUM and EMMA LOUISE BLOEBAUM and payable to the order of Lender.

Property Address/Mailing Address: 482 BURDETTE WELLS RD, LOCKHART, TX 78644

Legal Description of Property to be Sold: ALL OF A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CALDWELL COUNTY, TEXAS AND BEING A PART OF THE GUADALUPE COLLEGE SURVEY A-115 AND THE BURCHARD MILLER SURVEY A-202 AND BEING ALSO ALL OF A TRACT OF LAND CALLED 3.53 ACRES AND CONVEYED TO WILLIAM W. DAVIS BY DEED RECORDED IN VOLUME 488 PAGE 594 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" FROM PIN FOUND USED FOR BASIS OF BEARING IN THE NW LINE OF COUNTY ROAD #207 (A.K.A, BURDETTE WELLS ROAD) AND IN THE MONUMENTED EAST COMER OF THE ABOVE MENTIONED DAVIS TRACT AND IN THE APPARENT SOUTH CORNER OF A TRACT OF LAND CALLED 183.06 ACRES AND CONVEYED TO MARY LOU GARWOOD BY DEED RECORDED IN VOLUME 202 PAGE 229 OF THE OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS AND IN THE APPARENT SW FINE OF THE SAM SHUPE SURVEY A-267 AND THE APPARENT NE LINE OF THE SAID GUADALUPE COLLEGE SURVEY FOR THE EAST COMER THIS TRACT;

THENCE WITH THE NW LINE OF COUNTY ROAD #207 AND THE MONUMENTED SE LINE OF THE SAID DAVIS TRACT FOR THE FOLLOWING FOUR (4) COURSES:

- (1) S 47 DEGREES 37 MINUTES 50 SECONDS W 72.03 FEET (PREVIOUSLY CALLED S 47° 15' 30 W 74.09 FEET) TO A 5/8" IRON PIN FOUND FOR AN ANGLE POINT.
- (2) S 45 DEGREES 11 MINUTES 28 SECONDS W 72.63 FEET (PREVIOUSLY CALLED S 45° 33' 32" W 70.89 FEET) TO A 5/8" FROM PIN FOUND FOR AN ANGLE POINT.
- (3) S 37 DEGREES 39 MINUTES 50 SECONDS W 36.46 FEET (PREVIOUSLY CALLED S 37° 32' 06" W 35.74



FEET) TO A 5/8" IRON PIN FOUND FOR AN ANGLE POINT.

(4) S 31 DEGREES 00 MINUTES 24 SECONDS W 233.82 FEET (PREVIOUSLY CALLED S 31° 05' 47" W 234.38 FEET) TO A 6/8" IRON PIN FOUND IN THE MONUMENTED SOUTH CORNER OF THE SAID DAVIS TRACT AND THE MONUMENTED EAST CORNER OF A TRACT OF LAND CALLED 1.558 ACRES AND CONVEYED TO THOMAS J. TILT ET UX BY DEED RECORDED IN VOLUME 195 PAGE 311 OF THE SAID OFFICIAL RECORDS FOR THE SOUTH COMER THIS TRACT.

THENCE WITH THE MONUMENTED SW LINE OF THE SAID DAVIS TRACT AND THE MONUMENTED NE LINE OF THE ABOVE MENTIONED TILL TRACT FOR THE FOLLOWING THREE (3) COURSES:

(1) N 64 DEGREES 17 MINUTES 02 SECONDS W 57.12 FEET (PREVIOUSLY CALLED N 69° 52' 36" W 57.47 FEET) TO A 5/8" IRON PIN FOUND FOR AN ANGLE POINT.

(2) N 24 DEGREES 32 MINUTES 36 SECONDS W 127.12 FEET (PREVIOUSLY CALLED N 24° 17' 24"W 127.12 FEET) TO A 5/8" IRON PIN FOUND FOR AN ANGLE POINT.

(3) N 68 DEGREES 46 MINUTES 41 SECONDS W 100.23 FEET (PREVIOUSLY CALLED N 68° 39' 25" W 100.24 FEET) TO A 5/8" IRON PIN FOUND IN THE MONUMENTED WEST COMER OF THE SAID DAVIS TRACT AND THE MONUMENTED NORTH COMER OF THE SAID TILL TRACT AND IN THE MONUMENTED SE LINE OF A TRACT OF LAND CALLED 136 ACRES AND CONVEYED TO MARY LOU GARWOOD BY DEED RECORDED IN VOLUME 202 PAGE 229 OF THE SAID OFFICIAL RECORDS FOR THE WEST CORNER THIS TRACT.

THENCE WITH THE MONUMENTED NW LINE OF THE ABOVE MENTIONED DAVIS TRACT AND THE MONUMENTED SC LINE OF THE ABOVE MENTIONED 136 ACRE TRACT FOR THE FOLLOWING THREE (3) COURSES:

(1) N 04 DEGREES 22 MINUTES 14 SECONDS E 29.27 FEET (PREVIOUSLY CALLED N 04° 45' 46" E 29.25 FEET) TO A 5/8" IRON PIN FOUND FOR AN ANGLE POINT.

(2) N 12 DEGREES 38 MINUTES 50 SECONDS E 224.55 FEET (PREVIOUSLY CALLED N 12° 50' 57" E 224.69 FEET) TO A 5/8" IRON PIN FOUND FOR AN ANGLE POINT.

(3) N 26 DEGREES 38 MINUTES 02 SECONDS E 282.26 FEET (PREVIOUSLY E 280.92 FEET) TO A 5/8" IRON PIN FOUND USED FOR BASIS OF BEARING IN THE MONUMENTED NORTH COMER OF THE SAID DAVIS TRACT AND THE APPARENT EAST CORNER OF THE SAID 136 ACRE TRACT AND IN THE APPARENT SW LINE OF THE ABOVE MENTIONED 183.06 ACRE TRACT AND IN THE SAID COMMON SHUPE AND GUADALUPE COLLEGE SURVEY LINE FOR THE NORTH CORNER THIS TRACT.

THENCE S 37 DEGREES 30 MINUTES 00 SECONDS E WITH THE MONUMENTED NE LINE OF THE SAID DAVIS TRACT AND THE APPARENT SW LINE OF THE SAID 183.06 ACRE TRACT AND THE SAID COMMON SHUPE AND GUADALUPE COLLEGE SURVEY LINE 439.01 FEET (PREVIOUSLY CALLED S 37° 30' 00" E 438.72 FEET) TO THE PLACE OF BEGINNING CONTAINING 3.538 ACRES OF LAND MORE OR LESS.

TAX ID: 0500115-009-100-00

Date of Sale: August 02, 2022	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Caldwell County Justice Center, 1703 S. Colorado, Lockhart, TX 78644 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 Amy Ortiz, Aarti Patel, Beatriz Sanchez, Dylan Ruiz, Violet Nunez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jaco Spence, whose address is 1 Mauchly Irvine, CA 92618, or Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Deanna Ray, 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, Amy Ortiz, Aarti Patel, Beatriz Sanchez, Dylan Ruiz, Violet Nunez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jaco Spence, whose address is 1 Mauchly Irvine, CA 92618, or Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Deanna Ray, 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 Amy Ortiz, Aarti Patel, Beatriz Sanchez, Dylan Ruiz, Violet Nunez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jaco Spence, whose address is 1 Mauchly Irvine, CA 92618, or Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Deanna Ray, 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.

Sharlet Watts

SUBSTITUTE TRUSTEE

Amy Ortiz, Aarti Patel, Beatriz Sanchez, Dylan Ruiz, Violet Nunez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jaco Spence OR Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Deanna Ray, Trustee

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

Filed this 23 day of April 2022
10:30 AM
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By *[Signature]* Deputy