

19-0002FC

10-20071

FILED FOR RECORD
SHELBY COUNTY, TEXAS

Notice of Substitute Trustee's Sale

2019 JAN -4 PM 2:47

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)

DEPUTY COUNTY CLERK
BY _____ DEPUTY

Deed of Trust Date: December 13, 2016	Original Mortgagor/Grantor: GABRIEL REBOLLAR AND ERIKA REBOLLAR
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2016004088	Property County: SHELBY
Mortgage Servicer: 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 \$275,793.00, executed by GABRIEL REBOLLAR AND ERIKA REBOLLAR ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 2495 COUNTY ROAD 1060, CENTER, TEXAS 75935

Legal Description of Property to be Sold: BEING 1.4465 ACRES OF LAND, MORE OR LESS, A PART OF THE S. E. JONES SURVEY, A-997, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM BILLY GENE AMBURN AND WIFE, BARBARA AMBURN TO RAYMOND AMBURN AND MOLLIE AMBURN, DATED MAY 11, 2010, RECORDED UNDER INSTRUMENT NO. 2010005696, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1 INCH IRON PIPE FOUND FOR CORNER AT THE NORTH CORNER OF SAID TRACT, SAME BEING THE EAST BOUNDARY LINE OF COUNTY ROAD #1060;

THENCE S. 12 DEG. 56 MIN. 09 SEC. E. ALONG THE EAST BOUNDARY LINE OF SAID TRACT AND THE WEST BOUNDARY LINE OF THAT CERTAIN TRACT TO CROWN PINE TIMBER LLP, FOR A DISTANCE OF 456.87 FT., TO A ½ INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID T R A C T ;

THENCE N. 68 DEG. 48 MIN. 49 SEC. W. ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT AND THE NORTH BOUNDARY LINE OF SAID CERTAIN TRACT TO RAYMOND AMBURN AND CROSSING SAID COUNTY ROAD #1060 FOR A DISTANCE OF 333.18 FT., TO A ½ INCH IRON ROD FOR CORNER AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE N. 32 DEG. 40 MIN. 43 SEC. E. ALONG THE WEST BOUNDARY LINE OF SAID TRACT, SAME BEING THE EAST BOUNDARY LINE OF THAT CERTAIN TRACT TO STEPHEN BRYANT STANLEY (VOL. 849, PAGE 331) AND SAID CERTAIN TRACT TO THE G. C. WALLER ESTATE FOR A DISTANCE



OF 385.96 FT., TO THE PLACE OF BEGINNING, CONTAINING 1.4465 ACRES OF LAND, MORE OR LESS.

Date of Sale: February 05, 2019
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Earliest time Sale will begin: 1:00 PM

Place of sale of Property: Shelby County Courthouse, 200 San Augustine, Center, TX 75935 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, *NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Sheryl LaMont, Robert LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Kathleen Adkins, Evan Press, Shawn Schiller, Darlene Boettcher, whose address is, 1 Mauchly, Irvine, CA 92618 or Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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 *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, Sheryl LaMont, Robert LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Kathleen Adkins, Evan Press, Shawn Schiller, Darlene Boettcher, whose address is, 1 Mauchly, Irvine, CA 92618 or Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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 Sheryl LaMont, Robert LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Kathleen Adkins, Evan Press, Shawn Schiller, Darlene Boettcher, whose address is, 1 Mauchly, Irvine, CA 92618 or Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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.

Sheryl LaMont 01-04-19

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Kathleen Adkins, Evan Press, Shawn Schiller, Darlene Boettcher, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Trustee

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