

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: 12/13/2016

Grantor(s): GABRIEL REBOLLAR AND ERIKA REBOLLAR, HUSBAND AND WIFE

Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASTENDING.COM, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$275,793.00

Recording Information: Instrument 2016004088

Property County: Shelby

Property: (See Attached Exhibit "A")

Reported Address: 2495 COUNTY ROAD 1060, CENTER, TX 75935

2019 SEP 19 PM 2: 26

JENNIFER L. JAIN

BY: JLM/MLT

SHELBY COUNTY, TEXAS

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgage: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Mortgage Servicer: Shellpoint Mortgage Servicing

Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2019

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: Front steps of the Shelby County Courthouse located at 200 San Augustine Street, Center, Texas 75935 in Shelby County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Shelby County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees:

- NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
 2. Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
 3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
 4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Shelby County Clerk and caused it to be posted at the location directed by the Shelby County Commissioners Court.

By: *Sheryl J. Walker*
Sheryl Walker 9-19-19
Exhibit "A"

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 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID TRACT; 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 1/2 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. WALKER ESTATE FOR A DISTANCE OF 385.96 FT., TO THE PLACE OF BEGINNING, CONTAINING 1.4465 ACRES OF LAND, MORE OR LESS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254