

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: December 14, 2015	Original Mortgagor/Grantor: RICKY D. JOHNSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUCCESS MORTGAGE PARTNERS, INC DBA SMP MORTGAGE, INC., 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: 2015007098	Property County: CASS
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 \$135,500.00, executed by RICKY D JOHNSON and payable to the order of Lender.

Property Address/Mailing Address: 275 TEXAS HWY 49, HUGHES SPRINGS, TX 75656

Legal Description of Property to be Sold: TRACT 1:

ALL THAT CERTAIN 6.997 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOSEPH BURLESON SURVEY, ABSTRACT NO. 66 CASS COUNTY, TEXAS, AND BEING PART OF LOT 4, AND ALL OF LOTS 5-12 OF THE VERNON HAMPTON SUBDIVISION RECORDED IN CABINET A, SLIDE 199 OF THE PLAT RECORDS. SAME BEING ALL THAT CERTAIN 7.00 ACRE TRACT OF LAND CONVEYED TO BRANDON REAGAN, ET UX, AND RECORDED IN VOLUME 1248, PAGE 469, OF THE DEED RECORDS, CASS COUNTY, TEXAS, SAID 6.997 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

EAST RIGHT- OF WAY-LINE OF HIGHWAY 49 WAS USED AS BEARING BASIS HEREIN.

BEGINNING AT A 5/8 INCH BOLT FOUND IN THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 49, AND THE SOUTHWEST CORNER OF SAID LOT 12;

THENCE N 11°15'05" W, WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 49, A DISTANCE OF 171.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 12 AND SOUTH LINE OF A STREET SHOWN ON SAID SUBDIVISION PLAT AND (STREET DISCLAIMED BY CASS COUNTY IN VOLUME 945 PAGE 441 AND BY THE CITY OF HUGHES SPRINGS IN VOLUME 945 PAGE 442)

THENCE N 85°32'05" E, WITH THE SOUTH LINE OF SAID STREET A DISTANCE OF 383.57 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 11;



FILED FOR RECORD
FEB 27 11:51 AM
AMY L. VARNELL
CASS COUNTY CLERK

THENCE N 01°02'58" E, WITH THE WEST LINE OF LOTS 4-10 A DISTANCE OF 1051.12 FEET TO A 1/2 INCH IRON FOUND FOR THE NORTHWEST CORNER HEREOF AND FROM WHICH THE NORTHWEST CORNER OF SAID LOT 4 BEARS N 01° 02'58" E, A DISTANCE OF 125.13 FEET;

THENCE S 89°36'10" E, A DISTANCE OF 199.95 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID LOT 4 AND FROM WHICH THE NORTHEAST CORNER OF SAID LOT 4 BEARS N 01°02'20" E, A DISTANCE OF 125.13 FEET;

THENCE S 01°02'20" W, WITH THE WEST LINES OF LOTS 4-10 A DISTANCE OF 1204.69 FEET A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE S 85°30'48" W, WITH THE SOUTH LINE OF SAID LOTS 10-12 A DISTANCE OF 548.03 FEET WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 304796.43 SQUARE FEET, 6.997 ACRES OF LAND MORE OR LESS.

TRACT 2: EASEMENT ONLY:

ALL THAT CERTAIN 30.00 FEET WIDE EASEMENT SITUATED IN THE JOSEPH BURLESON SURVEY, A-66, CASS COUNTY, TEXAS, BEING ACROSS AN ABANDONED STREET IN THE VERNON HAMPTON SUBDIVISION RECORDED IN CABINET A, SLIDE 199, CASS COUNTY PLAT RECORDS AND PART OF TRACT 3 IN VOLUME 934, PAGE 802 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, THE CENTER LINE OF SAID 30.00 FEET WIDE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARING BASIS: CABINET A, SLIDE 199)

COMMENCING AT A 1/2" IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 49, AND THE NORTHWEST CORNER OF LOT 12;

THENCE N 11°15'05" W, WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 49, A DISTANCE OF 30.21 FEET TO THE POINT OF BEGINNING OF SAID 30 FEET WIDE ACCESS EASEMENT;

THENCE N 85°32'05" E, WITH THE CENTERLINE OF SAID 30 FEET WIDE ACCESS EASEMENT DISTANCE OF 390.06 FEET TO A POINT IN THE WEST LINE OF SAID LOT 10 AND FROM WHICH THE NORTHEAST CORNER OF LOT 11 BEARS S 01°06'52" W, 30.15 FEET..

Date of Sale: May 05, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Cass County Courthouse, 100 Houston, Linden, TX 75563

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.

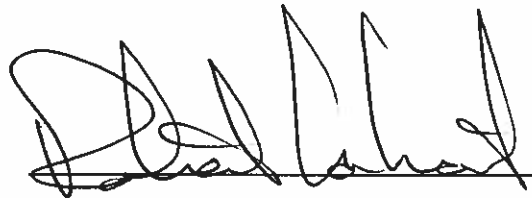
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler whose address is 1 Mauchly Irvine, CA 92618 or Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston 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, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler whose address is 1 Mauchly Irvine, CA 92618 or Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston 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 Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler whose address is 1 Mauchly Irvine, CA 92618 or Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston 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

Feb 27, 2020

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Trustee

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