

Notice of Substitute Trustee's Sale

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2018 DEC 26 1:35
COUNTY CLERK
BY _____ DEPUTY

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 22, 2018	Original Mortgagor/Grantor: RAYMOND A. PERREAULT AND CHELSEA L. PERREAULT
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW PENN FINANCIAL, LLC., 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: 20185251	Property County: HOPKINS
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 \$172,947.00, executed by RAYMOND A PERREAULT and payable to the order of Lender.

Property Address/Mailing Address: 6136 TEXAS HIGHWAY 154 S, SULPHUR SPRINGS, TX 75482

Legal Description of Property to be Sold: BEING LOT 1 AND LOT 2 OF SANDY RANCH PROPERTIES, SITUATED IN THE JAMES LEE SURVEY, ABSTRACT NO. 1186, HOPKINS COUNTY, TEXAS, ACCORDING TO THE PLAT, RECORDED IN VOLUME 4, PAGE 62 OF THE PLAT RECORDS OF HOPKINS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF LOT 1. THE EASTERLY SOUTHEAST CORNER OF THAT CALLED 19.860 ACRE TRACT, DESCRIBED IN A DEED TO KAREN WOLFE, RECORDED IN VOLUME 797, PAGE 396, DEED RECORDS OF HOPKINS COUNTY, TEXAS, AND BEING IN THE WEST MARGIN OF STATE HIGHWAY NO. 154;

THENCE SOUTH 17 DEGREES 43 MINUTES 24 SECONDS WEST, WITH THE EAST LINE OF LOT 1, THE EAST LINE OF LOT 2 AND THE WEST LINE OF SAID STATE HIGHWAY NO. 154, AT 344.40 FEET, PASS A 1/2" IRON ROD FOUND FOR REFERENCE, CONTINUE A TOTAL DISTANCE OF 362.61 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 2, THE NORTHWEST CORNER OF LOT 3 AND BEING IN THE CENTER OF COUNTY ROAD NO. 1211;

THENCE NORTH 75 DEGREES 55 MINUTES 02 SECONDS WEST WITH THE SOUTH LINE OF LOT 2, THE NORTH LINE OF LOT 3 AND WITH SAID COUNTY ROAD 1211, A DISTANCE OF 264.34 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 2, AND THE SOUTHEAST CORNER OF LOT 15;

THENCE NORTH 12 DEGREES 01 MINUTES 14 SECONDS EAST, WITH THE WEST LINE OF LOT 2, THE WEST LINE OF LOT 1 AND THE EAST LINE OF LOT 15, AT 20.01 FEET, PASS A 1/2" IRON ROD SET FOR



REFERENCE, CONTINUE A TOTAL DISTANCE OF 310.16 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF LOT 15;

THENCE SOUTH 85 DEGREES 46 MINUTES 57 SECONDS EAST WITH THE NORTH LINE OF LOT 1, A DISTANCE OF 303.01 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.167 ACRES OF LAND, MORE OR LESS, OF WHICH 0.117 OF AN ACRE, MORE OR LESS, LIES WITHIN COUNTY ROAD 1211..

Date of Sale: March 03, 2020	Earliest time Sale will begin: 1:00 PM
-------------------------------------	---

Place of sale of Property: Hopkins County Courthouse, 118 Church Street, Sulphur Springs, TX 75482

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.

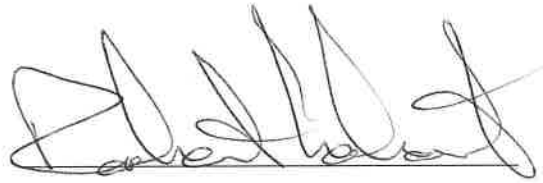
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Darla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

A handwritten signature in black ink, appearing to be 'Robert LaMont', written over a horizontal line.

SUBSTITUTE TRUSTEE 12-26-14

Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Zoran W. Spasic, Trustee

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