

21-070749

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: August 12, 2019	Original Mortgagor/Grantor: DANNY CONNER AND JOANN CONNER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CITYWORTH MORTGAGE 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: 1904791	Property County: BROWN
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 \$143,010.00, executed by DANNY CONNER; JOANN CONNER and payable to the order of Lender.

Property Address/Mailing Address: 3490 CR 381, EARLY, TX 76802

Legal Description of Property to be Sold: FIELD NOTES FOR A 1.84 ACRE TRACT OUT OF THE WILLIAM VISER SURVEY NO. 21, ABSTRACT NO. 932 IN BROWN COUNTY, TEXAS. SAID 1.84 ACRE TRACT CONSISTING OF TRACT NO'S 1 AND 2 DESCRIBED AT VOLUME 1789, PAGE 756 OF THE BROWN COUNTY REAL PROPERTY RECORDS AND TRACT NO'S 1 AND 2 DESCRIBED AT INSTRUMENT NO. 1904130 OF THE BROWN COUNTY OFFICIAL PUBLIC RECORDS. THIS SURVEY WAS MADE FOR TED SIMPSON IN JULY, 2019.

BEGINNING AT A POINT IN THE MOST NORTHERLY OF 2 WATER METER COVERS FOUND IN THE OCCUPIED SOUTHEAST LINE OF COUNTY ROAD NO. 381 FOR THE NORTH CORNER OF THAT CERTAIN 4.90 ACRE TRACT DESCRIBED AT VOLUME 711, PAGE 4 OF SAID REAL PROPERTY RECORDS, THE WEST CORNER OF SAID TRACT 2 RECORDED AT VOLATILE 1789, PAGE 756 AND THE WEST CORNER HEREOF, AND FROM WHICH A PK NAIL SET IN THE CENTERLINE INTERSECTION OF COUNTY ROAD NO'S 592 AND 381 BEARS SOUTH 36°62'01" WEST A DISTANCE OF 842.18 FEET;

THENCE NORTH 27°52'00" EAST A DISTANCE OF 133.78 FEET ALONG SAID OCCUPIED LINE OF COUNTY ROAD NO. 381 TO A 1/2 INCH REBAR SET (1.7 FEET SOUTHWEST OF A SQUARE STEEL POST) FOR THE NORTH CORNER OF SAID TRACT NO. 1 DESCRIBED AT INSTRUMENT NO. 1904130 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTH CORNER HEREOF; THENCE SOUTH 63°06'34" EAST A DISTANCE OF 511.91 FEET ALONG A FENCE AND WITH THE SOUTH LINE OF THE REMAINDER OF THAT CERTAIN 8.927 ACRE TRACT DESCRIBED AT VOLUME 1552, PAGE 956 OF



SAID REAL PROPERTY RECORDS TO A POINT IN CONCRETE ON THE NORTHEAST EDGE OF A PIPE FENCE CORNER POST, IN THE RECORD SOUTHEAST LINE OF SAID SURVEY NO. 21 AND THE NORTHWEST LINE OF THAT CERTAIN TRACT 2 DESCRIBED AT VOLUME 1564, PAGE 683, FOR THE SOUTH CORNER OF SAID REMAINDER TRACT, THE EAST CORNER OF SAID TRACT 2 DESCRIBED AT INSTRUMENT NO. 1904130 AND THE EAST CORNER HEREOF;

THENCE SOUTH 43°34'48" WEST WITH SAID SOUTHEAST LINE OF SURVEY NO. 21 ALONG AN OLD FENCE, AT 31.31 FEET PASSING A 3/8 INCH REBAR FOUND AT A FENCE CORNER POST, CONTINUING ON A TOTAL DISTANCE OF 196.52 FEET TO A POINT AT THE NORTHEAST SIDE OF A CROSS TIE FENCE CORNER POST FOR THE NORTHEAST CORNER OF SAID 4.90 ACRE TRACT, THE SOUTH CORNER OF SAID TRACT NO. 1 DESCRIBED AT VOLUME 1789, PAGE 756 OF SAID REAL PROPERTY RECORD AND THE SOUTH CORNER HEREOF AND FROM WHICH A FENCE CEDAR FENCE CORNER POST FOUND FOR THE RECORD SOUTH CORNER OF SAID 4.90 ACRE TRACT NEARS SOUTH 43°34'48" WEST A DISTANCE OF 580.90 FEET;

THENCE WITH NORTHERLY LINES OF SAID 4.90 ACRE TRACT AND SOUTHERLY LINES OF SAID TRACT NO'S 1 AND 2 DESCRIBED AT VOLUME 1789, PAGE 756, THE FOLLOWING 3 COURSES:

NORTH 63°23'45" WEST A DISTANCE OF 249.71 FEET TO A 1 INCH (I.D.) PIPE FOUND AT A CROSS LIE FENCE CORNER POST;
NORTH 27°40'31" EAST A DISTANCE OF 55.00 FEET TO A CROSS TIE FENCE CORNER POST FOUND;
NORTH 62°54'39" WEST A DISTANCE OF 208.80 FEET TO THE POINT OF BEGINNING CONTAINING 1.84 ACRES MORE OR LESS, AND AS SHOWN ON CERTIFIED PLAT HERewith.

NOTE: BEARING, DISTANCES AND ACREAGE ARE GRID MEASUREMENTS, NAD 83 US TX CENTRAL ZONE 1/2" REBAR (SET) BEAR A PLASTIC CAP MARKED "TX RPLS 6476"

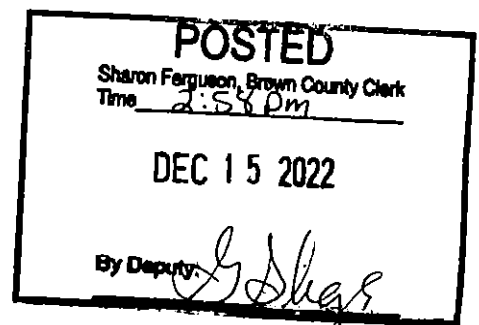
PARCEL ID: 31495.

Date of Sale: February 07, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 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 Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key, Jay Jacobs, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs 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, Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key, Jay Jacobs, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs 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 Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key, Jay Jacobs, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs 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.

Kevin Key

SUBSTITUTE TRUSTEE

Posted by: Elizabeth A. Smith

Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key, Jay Jacobs, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com OR Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee

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

POSTED
Sharon Ferguson, Brown County Clerk
Time 2:58 pm
DEC 15 2022
By Deputy: *[Signature]*