

18-157206

Notice of Substitute Trustee's Sale

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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)

BY D. Smith DEPUTY Co. CLK.

Deed of Trust Date: September 26, 2001	Original Mortgagor/Grantor: JOHNNY L. LANTZ AND SANDRA J. LANTZ
Original Beneficiary / Mortgagee: JACKSONVILLE SAVINGS BANK, SSB	Current Beneficiary / Mortgagee: NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 637 Page: 84-102 Instrument No: N/A	Property County: MARION
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 \$35,890.00, executed by JOHNNY L. LANTZ AND SANDRA J. LANTZ ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 645 CIRCLE ST, AVINGER, TX 75630

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING SITUATED IN THE W. C. JOHNSON SURVEY, A-225, MARION COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 4 AND 5, BLOCK NO. 1, BIG OAKS LAKESIDE ADDITION, AS SHOWN BY PLAT RECORDED IN CABINET "A", SLIDE 73, PLAT RECORDS, MARION COUNTY, TEXAS, AND AS SHOWN BY AMENDED PLAT OF SAID SUBDIVISION RECORDED IN CABINET "A", SLIDE 143 AND 144, PLAT RECORDS, MARION COUNTY, TEXAS.

Date of Sale: June 04, 2019	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Marion County Courthouse, 102 Austin Street, Jefferson, TX 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 F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING, the owner and holder of the Note, has requested Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, 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.



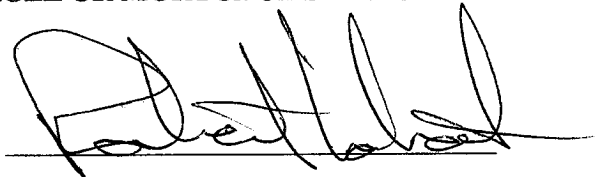
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed 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, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, 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, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, 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.



SUBSTITUTE TRUSTEE

02 May, 2019

Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, Trustee

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