

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: February 11, 2016	Original Mortgagor/Grantor: MICHAEL ORR AND EMMA E ORR
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 1564 Page: 220 Instrument No: 190512	Property County: MAVERICK
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 \$99,562.00, executed by MICHAEL ORR and payable to the order of Lender.

Property Address/Mailing Address: 303 MARINES RD, QUEMADO, TX 78877

Legal Description of Property to be Sold: BEING A 0.41 ACRE TRACT OF LAND OUT OF TRACT 26, AND 3.59 ACRES OUT OF TRACT 27, IN SUBDIVISION C, QUEMADO VALLEY LANDS OF G. BEDELL MOORE, IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION C, WHICH IS OF RECORD IN ENVELOPE 6, SLIDE 2 (FORMERLY VOLUME 1, PAGE 15) MAP RECORDS OF MAVERICK COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN DEED FROM EDWARD E. PAIR, ET UX, TO ELOY S. OAKLEY, ET UX, DATED DECEMBER 29, 1979, RECORDED IN VOLUME 175, PAGE 221, DEED RECORDS OF MAVERICK COUNTY, TEXAS, REFERENCE BEING HERE MADE TO SAID DED AND THE RECORD THEREOF FOR A FURTHER DESCRIPTION OF SAID LAND AND FOR ALL PURPOSES..

Date of Sale: March 03, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78552

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.



FILED AT 2:15 O'CLOCK PM

DEC 19 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By  Deputy

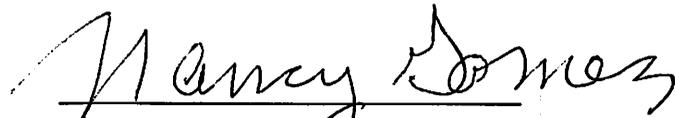
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicky Rodriguez, Ramon Perez, Amy Ortiz, Stacey Sanders, Garrett Sanders, whose address is 1 Mauchly Irvine, CA 92618 or Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicki Rodriguez, 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, Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicky Rodriguez, Ramon Perez, Amy Ortiz, Stacey Sanders, Garrett Sanders, whose address is 1 Mauchly Irvine, CA 92618 or Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicki Rodriguez, 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 Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicky Rodriguez, Ramon Perez, Amy Ortiz, Stacey Sanders, Garrett Sanders, whose address is 1 Mauchly Irvine, CA 92618 or Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicki Rodriguez, 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

Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer,
Melody Speer, Vicky Rodriguez, Ramon Perez, Amy Ortiz,
Stacey Sanders, Garrett Sanders, Nancy Gomez, Leo Gomez,
Calvin Speer, Wendy Speer, Melody Speer, Vicki Rodriguez,
Trustee

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