

AT 3:54 FILED O'CLOCK P.M.

OCT 28 2021

18-23817

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: January 28, 2016	Original Mortgagor/Grantor: RODNEY HUDSON AND AMBER HUDSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS NOMINEE FOR LOW VA RATES, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEW REZ LLC FKA NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume N/A Page N/A Instrument No 286075	Property County: CORYELL
Mortgage Servicer: NEW REZ LLC FKA 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 \$160,743.00, executed by RODNEY HUDSON and payable to the order of Lender

Property Address/Mailing Address. 2407 SCOTT DR, COPPERAS COVE, TX 76522

Legal Description of Property to be Sold. LOT TWELVE (12), IN BLOCK SIX (6), OF HOUSE CREEK NORTH SUBDIVISION PHASE 3, A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET B, SLIDE 682 OF THE MAP/PLAT RECORDS OF CORYELL COUNTY, TEXAS.

Date of Sale: January 04, 2022	Earliest time Sale will begin: 10:00 AM
---------------------------------------	--

Place of sale of Property. Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528 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, NEW REZ LLC FKA NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING, the owner and holder of the Note, has requested Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington whose address is 1 Mauchly Irvine, CA 92618 OR Donna Stockman, David



Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington 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 NEW REZ LLC FKA 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, Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington whose address is 1 Mauchly Irvine, CA 92618 OR Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington 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 Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington whose address is 1 Mauchly Irvine, CA 92618 OR Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington 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

Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington OR Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington, Trustee

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