

OCT 24 2024

EASTLAND COUNTY, TEXAS
By EA Deputy

24-239782

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: May 17, 2019	Original Mortgagor/Grantor: KYLE RAY COLE AND CASEY COLE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIRST FINANCIAL BANK, N.A., 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: 2019-001528	Property County: EASTLAND
Mortgage Servicer: NEWREZ 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 \$76,500.00, executed by KYLE RAY COLE; CASEY COLE and payable to the order of Lender.

Property Address/Mailing Address: 511 WEST 7TH STREET, CISCO, TX 76437

Legal Description of Property to be Sold: BEING PART OF LOT 1, BLOCK P, CITY OF CISCO, EASTLAND COUNTY, TEXAS, SAID PART OF LOT 1 BEING MORE THOROUGHLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT, ON THE SOUTH LINE OF WEST 7TH STREET AND THE EAST LINE OF AVENUE I, FOR THE NORTHWEST CORNER THIS TRACT, FROM WHICH A FOUND 1/2" REBAR WITH A CAP BEARS N28°15'W 1.2';

THENCE N60°00'00"E, ALONG THE SOUTH LINE OF SAID WEST 7TH STREET, A DISTANCE OF 91.56' TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH A FOUND 3/8" SPIKE BEARS N30°11'40"W 0.44';

THENCE S30°11'40"E, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 115' TO A POINT, ON THE NORTH LINE OF A 20' ALLEY, FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A FOUND 1/2" REBAR WITH A CAP BEARS N30°11'40"W 0.29';

THENCE S60°00'00"W, ALONG THE NORTH LINE OF SAID 20' ALLEY, A DISTANCE OF 91.56' TO A POINT, ON THE EAST LINE OF SAID AVENUE I, FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A FOUND CHISELED "X" IN CONCRETE BEARS N13°08'E 0.25';

THENCE N30°11'40"W, ALONG THE EAST LINE OF SAID AVENUE I, A DISTANCE OF 115' TO THE



POINT OF BEGINNING.

Date of Sale: December 3, 2024

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: Eastland County Courthouse, 100 W. Main, Eastland, TX 76448 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.

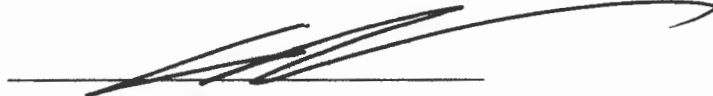
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Terry Browder, Laura Browder, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Terry Browder, Laura Browder or Jamie Osborne 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, Terry Browder, Laura Browder, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Terry Browder, Laura Browder or Jamie Osborne 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 Terry Browder, Laura Browder, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Terry Browder, Laura Browder or Jamie Osborne 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

Terry Browder, Laura Browder, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com OR Terry Browder, Laura Browder or Jamie Osborne, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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