

authorized to sell the
Premises at public venue to
the highest bidder or
bidders, for cash.

AND
TERRY BROWDER, LAURA BROWDER, MARSHA MONROE,
JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ,
CHARLES GREEN
AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

AND
LYNNE HOLIDAY OR JERRY TIEMANN
XOME, 750 TX-121, SUITE 100, LEWISVILLE, TX 75067

AND
LAURA BROWDER, TERRY BROWDER, MARSHA MONROE,
LINDA REPERT
REALTYBID, 3225 RAINBOW DR., STE. 248-B, RAINBOW CITY,
AL 35906

AND
T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M.
SANTOYO
5420 LBJ FREEWAY, SUITE 220, DALLAS, TX 75225

Property to be sold: 435 W. Main St., Ranger, TX 76470, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: Tuesday, December 1, 2020.

Time of Sale: The sale will begin no earlier than 1:00 PM and no later than three (3) hours thereafter.

Location of Sale: At the County Courthouse in Eastland County, Texas, at the front steps at the South entrance of the courthouse (sometimes referred to as the Commerce Street entrance), unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Eastland County, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

PROPERTY ADDRESS: 435 W. Main St. Ranger, TX 76470	RP FILE NO. SHELL02-118	BORROWER: Domino, Mary
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Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Purchase Money 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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of Sale:

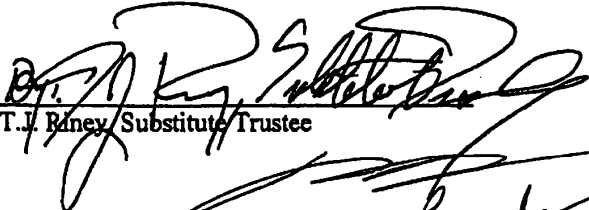
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Mary Domino.

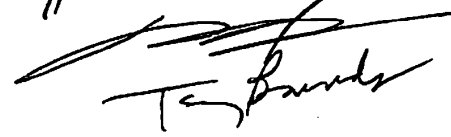
Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Mary Domino and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

PROPERTY ADDRESS: 435 W. Main St. Ranger, TX 76470	RP FILE NO. SHELL02-118	BORROWER: Domino, Mary
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Dated: November 5, 2020.


T.J. Riney, Substitute Trustee



AFTER RECORDING, PLEASE RETURN TO:
Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

PROPERTY ADDRESS: 435 W. Main St. Ranger, TX 76470	RP FILE NO. SHELL02-118	BORROWER: Domino, Mary
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Domino, Mary

EXHIBIT "A"

Property (including any improvements): Being Lots 8 and 9, Hodges Young and Rands addition to the city of Ranger, Eastland County, Texas, As Per the Official Plat filed in slide 135 Plat Records of Eastland County, Texas

PROPERTY ADDRESS: 435 W. Main St. Ranger, TX 76470	RP FILE NO. SHELL02-118	BORROWER: Domino, Mary
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CAUSE NO. 12035

IN RE: THE ESTATE OF MARY RUTH) IN THE COUNTY COURT
DOMINO,)
DECEASED) EASTLAND COUNTY, TEXAS

**ORDER APPROVING ABANDONMENT OF REAL PROPERTY
PURSUANT TO SECTION 351.051 OF THE TEXAS ESTATES CODE**

On this day the Court considered the Application to Abandon Real Property pursuant to Section 351.051 of the Texas Estates Code and finds the following:

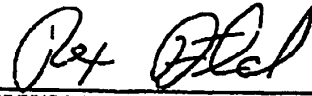
1. The citation has been issued and served as required by law;
2. Claimant, Newrez LLC D/B/A Shellpoint Mortgage Servicing as servicer with delegated authority, presented its Claim to the Dependent Administrator of the Estate of Mary Ruth Domino, Deceased, in the sum of \$29,840.29, which was allowed by the Dependent Administrator on 8-16-2020 and approved by this Court on 8-17-2020. After review of the Payoff attached to the Application, and the Dependent Administrator's explanation of the value of the property, the Court finds there is no equity in the property.
3. The personal representative has not been able to pay the maturities which have accrued on the debt according to the terms of the Note and Deed of Trust; that said Note is in default and has been for quite some time;
4. There are no other debts of the Estate that have a preference over the Note and Deed of Trust of each Claimant;
5. The property which is the subject of each Claimant's Note and Deed of Trust is described in the attached Exhibit A.

IT IS THEREFORE, ORDERED, ADJUDGED, AND DECREED, by the Court that the Administrator is hereby allowed to abandon the property from Administration and that the Secured Party is hereby allowed to foreclose its interest in the real property without further order of this Court.

SIGNED this 17 day of September, 2020



TRUE AND CORRECT
COPY OF ORIGINAL
FILED IN EASTLAND
COUNTY CLERK'S OFFICE


PRESIDING JUDGE

APPROVED:

/s/ Pamela J. Chaney
Pamela J. Chaney, Dependent Administrator

ORDER APPROVING ABANDONMENT OF REAL PROPERTY PURSUANT TO SECTION 351.051 OF
THE TEXAS ESTATES CODE Page 2



TRUE AND CORRECT
COPY OF ORIGINAL
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EXHIBIT A

BEING (including any and all improvements) Lot 8 and 9, Hodges, Young and Rawls Addition to the City of Ranger, Eastland County, Texas, as per the Official plat in Slide 135, Plat Records of Eastland County, Texas; said property also known as 435 W Main, Ranger, Eastland County, Texas.

Filed for Record at 3:00 P
CATHY JENTHO, COUNTY CLERK

SEP 17 2020

EASTLAND COUNTY, TEXAS
By OK Deputy

ORDER APPROVING ABANDONMENT OF REAL PROPERTY PURSUANT TO SECTION 351.051 OF
THE TEXAS ESTATES CODE Page 3



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