



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: October 23, 2002	Original Mortgagor/Grantor: MATTHEW S. MASSENGILL
Original Beneficiary / Mortgagee: ALLIANCE FEDERAL CREDIT UNION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 7939 Page: 294 Instrument No: 42790	Property County: LUBBOCK
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 \$58,900.00, executed by MATTHEW S. MASSENGILL and payable to the order of Lender.

Property Address/Mailing Address: 2615 45TH ST, LUBBOCK, TX 79413

Legal Description of Property to be Sold: LOT EIGHT (8), BLOCK SIX (6), SUNNY SLOPE ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 420, PAGE 565 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS;

SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, OUTSTANDING MINERAL RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY, TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY BE IN FULL FORCE AND EFFECT;.

Date of Sale: February 01, 2022

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401 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 Bobby Fletcher, Clay Golden, Logan Thomas, Ashlee Luna, Jonathan Schendel, Charles Green, Lisa Bruno, Shawn Schiller, Patrick



Zwiers, Aurora Campos, Kristopher Holuh, Joshua Sanders, Dana Kamin, Terry Browder, Laura Browder, Marsha Monroe, whose address is 1 Mauchly Irvine, CA 92618 or Terry Browder, Laura Browder or Marsha Monroe, 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, Bobby Fletcher, Clay Golden, Logan Thomas, Ashlee Luna, Jonathan Schendel, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Aurora Campos, Kristopher Holuh, Joshua Sanders, Dana Kamin, Terry Browder, Laura Browder, Marsha Monroe, whose address is 1 Mauchly Irvine, CA 92618 or Terry Browder, Laura Browder or Marsha Monroe, 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 Bobby Fletcher, Clay Golden, Logan Thomas, Ashlee Luna, Jonathan Schendel, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Aurora Campos, Kristopher Holuh, Joshua Sanders, Dana Kamin, Terry Browder, Laura Browder, Marsha Monroe, whose address is 1 Mauchly Irvine, CA 92618 or Terry Browder, Laura Browder or Marsha Monroe, 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.



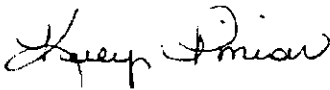
SUBSTITUTE TRUSTEE

Bobby Fletcher, Clay Golden, Logan Thomas, Ashlee Luna, Jonathan Schendel, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Aurora Campos, Kristopher Holuh, Joshua Sanders, Dana Kamin, Terry Browder, Laura Browder, Marsha Monroe OR Terry Browder, Laura Browder or Marsha Monroe, Trustee

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion, County Clerk
Lubbock County, TEXAS
12/16/2021 11:12 AM
FEE: \$3.00
2021063739