




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2022-0025 RECORDED DATE: 06/16/2022 10:40:03 AM 
OFFICIAL RECORDING COVER PAGE	
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Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 840736 - 1 Doc(s) Document Page Count: 2 Operator Id: AGarza
RETURN TO: () BYRD REALTY PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BYRD REALTY PO BOX 156 FARWELL, TX 79325
DOCUMENT # : FC-2022-0025 RECORDED DATE: 06/16/2022 10:40:03 AM	
I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.	
	 Jennifer Palermo Hockley County Clerk

PLEASE DO NOT DETACH

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21-071727

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: September 8, 2017	Original Mortgagor/Grantor: EBAL A. FIERRO AND MARGARITA FIERRO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 1073 Page: 527 Instrument No: 00002870	Property County: HOCKLEY
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 \$142,078.00, executed by EBAL A FIERRO; MARGARITA FIERRO and payable to the order of Lender.

Property Address/Mailing Address: 3198 ALAMO ROAD, LEVELLAND, TX 79336

Legal Description of Property to be Sold: PROPERTY: 3.02 ACRES OUT OF LABOR EIGHTEEN (18), LEAGUE SEVEN HUNDRED TWENTY-ONE (721), STATE CAPITOL LAND, HOCKLEY COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:BEGINNING AT THE NW CORNER OF LABOR 18 FOR THE NW CORNER OF THIS TRACT;THENCE S 89° 15' 22" E ALONG THE N/LINE OF LABOR 18, A DISTANCE OF 304.39 FEET TO A 1/2" IR SET FOR THE NE CORNER OF THIS TRACT;THENCE S 0° 46' 35" W, A DISTANCE OF 416.27 FEET TO A 1/2" IR SET FOR THE SE CORNER OF THIS TRACT;THENCE S 84° 42' 50" W, A DISTANCE OF 306.11 FEET TO A 1/2" IR SET IN THE W/LINE OF LABOR 18, FOR THE SW CORNER OF THIS TRACT;THENCE N 0° 46' 35" E, A DISTANCE OF 448.43 FEET TO THE PLACE OF BEGINNING..

Date of Sale: August 02, 2022	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Hockley County Courthouse, 802 Houston Street, Levelland, TX 79336 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.



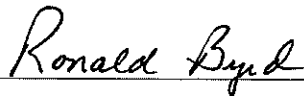
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Ronald Byrd or Kevin Key or Jay Jacobs 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, Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Ronald Byrd or Kevin Key or Jay Jacobs 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 Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Ronald Byrd or Kevin Key or Jay Jacobs 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

Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com OR Ronald Byrd or Kevin Key or Jay Jacobs, Trustee

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