

21-018119

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**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)

<b>Deed of Trust Date:</b> November 12, 2016	<b>Original Mortgagor/Grantor:</b> JENNIFER L. PHARR AND NICKOLAS DEAN PHARR
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR 360 MORTGAGE GROUP, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Recorded in:</b> <b>Volume:</b> n/a <b>Page:</b> n/a <b>Instrument No:</b> 165641	<b>Property County:</b> LAMPASAS
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 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 \$185,280.00, executed by JENNIFER L PHARR and payable to the order of Lender.

**Property Address/Mailing Address:** 366 COUNTY RD 3364, KEMPNER, TX 76539

**Legal Description of Property to be Sold:** FIELD NOTES FOR A TRACT OF LAND IN LAMPASAS COUNTY, TEXAS, PART OF THE M.B. WINNARD SURVEY, ABSTRACT NO. 1569, AND THE DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT NO. 1288, AND THE LAND HERIN DESCRIBED BEING PART OF LOT 7, OF THE REPLAT OF LOTS 7-19, BINION CREEK ESTATES, PHASE 1, AN ADDITION TO LAMPASAS COUNTY, TEXAS, BEING OF RECORD IN CABINET 1, SLIDE 282, AND 283, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

BEGINNING AT A 3/8" IRON RED FOUND IN THE WEST MARGIN OF COUNTY ROAD 323 AND THE NORTH MARGIN OF A 50.0 ROAD, BEING THE SOUTHEAST CORNER OF SAID LOT 7 FOR THE SOUTHEAST CORNER OF THIS.

THENCE WITH SAID NORTH MARGIN S.67° 39' 15"W. 484.78 FEET TO A 3/8" IRON ROD FOUND, FOR THE SOUTHWEST CORNER AT THIS.

THENCE N. 33° 21' 59" W. 290.37 FEET TO A 3/8" IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THIS.

THENCE N. 69° 39' 40" E. 510.76 FEET TO A 3/8" IRON ROD FOUND IN THE WEST MARGIN OF COUNTY, ROAD 323, FOR THE NORTHEAST CORNER OF THIS.

THENCE S 24° 12' 15" E. 9.72 FEET TO A 3/8" IRON ROD FOUND BEGINNING A CURVE TO THE LEFT, FOR A CORNER OF THIS



THENCE WITH SAID CURVE, 253.46 FEET (LONG CHORD BEARS S. 28°47'07" E. 253.19 FEET HAVING A RADIUS OF 1585.02 FEET) TO A 3/8" IRON ROD FOUND, FOR A CORNER OF THIS

THENCE CONTINUING WITH SAID WEST MARGIN, S. 33°21' 59" E. 5.93 FEET, TO THE PLACE OF BEGINNING CONTAINING 3.122 ACRES OF LAND.

11017-007-000-00

BEING PROPERTY CONVEYED BY WARRANTY DEED FROM HARRY TORRES AND KEENA G. TORRES, HUSBAND AND WIFE TO JENNIFER L. DURBY, AN UNMARRIED WOMAN, RECORDED JUNE 17, 2016, IN (BOOK) CLERK'S FILE NO: 163547 AND, LAMPASAS COUNTY, TEXAS.

<b>Date of Sale:</b> June 01, 2021	<b>Earliest time Sale will begin:</b> 12:00 PM
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**Place of sale of Property:** Lampasas County Courthouse, 501 E. 4th Street, Lampasas, TX 76550

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 Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts whose address is 1 Mauchly Irvine, CA 92618 or Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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, Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts whose address is 1 Mauchly Irvine, CA 92618 or Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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, David Ackel, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts whose address is 1 Mauchly Irvine, CA 92618 or Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

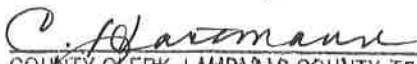

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts or Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, Trustee

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

FILED  
22nd day of April 2021  
  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY  DEPUTY