

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: February 23, 2016	Original Mortgagor/Grantor: JOSHUA E. RODRIGUEZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EQUITY LOANS LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2016-2267	Property County: HUNT
Mortgage Servicer: 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 \$140,565.59, executed by JOSHUA E. RODRIGUEZ ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 3092 COUNTY ROAD 1062, GREENVILLE, TEXAS 75401

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS AND BEING LOT 14 OF LEGACY PARK ESTATES, AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1649, CABINET E, SLIDE 223, PLAT RECORDS OF HUNT COUNTY, TEXAS.

INCLUDING THE MANUFACTURED HOME DESCRIBED AS FOLLOWS:

YEAR: 2016
 MANUFACTURER: PLATINUM HOMES
 MODEL: X-7003
 SERIAL #: PHAL04044A/PHAL04044B
 LABEL #: NTA1706023/NTA1706024
 WIDTH AND LENGTH: 30 X 72

Date of Sale: December 04, 2018	Earliest time Sale will begin: 1:00pm
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Place of sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 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.



FILE FOR RECORD
 JENNIFER LINDENZWEIG
 COUNTY CLERK HUNT CO. TX
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 DEPUTY

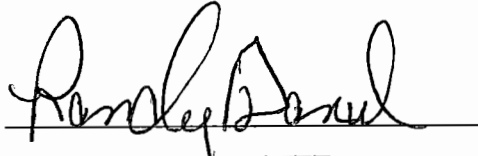
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Jonathan Harrison, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Dana Kamin, Lisa Bruno, Tonya Washington, whose address is 1 Mauchly, Irvine, CA 92618, OR Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, 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 *NEW PENN FINANCIAL 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, Jonathan Harrison, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Dana Kamin, Lisa Bruno, Tonya Washington, whose address is 1 Mauchly, Irvine, CA 92618, OR Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, 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 Jonathan Harrison, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Dana Kamin, Lisa Bruno, Tonya Washington, whose address is 1 Mauchly, Irvine, CA 92618, OR Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, 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

Jonathan Harrison, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Dana Kamin, Lisa Bruno, Tonya Washington, OR Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112