

FILED FOR RECORD

2020 JUL 30 PM 1:01

COUNTY CLERK, VAN ZANDT COUNTY

6570 FM 314

BEN WHEELER, TX 75754

00000009034042

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: September 01, 2020

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 03, 2015 and recorded in Document CLERK'S FILE NO. 2015-007067 real property records of VAN ZANDT County, Texas, with TROY D SHIFLET AND MYLINDA D SHIFLET, grantor(s) and GREEN TREE SERVICING LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TROY D SHIFLET AND MYLINDA D SHIFLET, securing the payment of the indebtednesses in the original principal amount of \$101,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Acquisition Loan Trust is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS, RANDY DANIEL, JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-30-20 I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: Michelle Pangle

Date: 7-30-20

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, A PART OF THE EDWARD BALL SURVEY A-61, VAN ZANDT COUNTY, TX, AND ALSO BEING PART OF THE RESIDUE OF THAT CERTAIN CALLED 13.94 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED DATED MARCH 1, 1995 FROM CORA LEE SCOTT SEBREN TO JOYCE SCOTT MINTER, ET AL, THAT IS RECORDED IN VOLUME 1341 PAGE 313 OF THE REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A FENCE CORNER FOUND FOR CORNER (1/2 INCH IRON ROD SET AT BASE) ON THE WESTERNMOST S.B.L. OF SAID TRACT; SAME BEING THE N.B.L. OF A CALLED 93.144 ACRES (VOL. 1729 PG. 483) SAME BEING THE S.W.C. OF A CALLED 1.05 ACRES (VOL. 1913 PG. 387) AND SAME BEING ON THE S.B.L. OF A 30.00 FEET EASEMENT (FIELD NOTES DATED FEBRUARY 29TH BY R.P.L.S. NO. 5669);

THENCE SOUTH 87 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE S.B.L. OF SAID RESIDUE AND THE N.B.L. OF SAID CALLED 93.144 ACRES FOR A DISTANCE OF 880.47 FEET TO A 1/2 IRON ROD SET FOR CORNER AT THE S.W.C. OF SAID 30 FEET EASEMENT, FROM WHICH A CONCRETE MARKER FOUND AT THE S.W.C. OF SAID TRACT BEARS SOUTH 87 DEGREES 43 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 2015.40 FEET;

THENCE NORTH 05 DEGREES 18 MINUTES 31 SECONDS WEST, ACROSS SAID TRACT AT 30.04 FEET PASS THE N.W.C. OF SAID 30 FEET EASEMENT AND CONTINUE FOR A TOTAL DISTANCE OF 148.67 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE WESTERNMOST N.B.L. OF SAID TRACT, SAME BEING THE S.B.L. OF THE RESIDUE OF A CALLED 27.78 ACRES (VOL. 812 PG. 618);

THENCE NORTH 87 DEGREES 44 MINUTES 33 SECONDS EAST, ALONG THE S.B.L. OF SAID CALLED 27.78 ACRES FOR A DISTANCE OF 880.48 FEET TO A FENCE CORNER FOUND FOR CORNER AT THE N.W.C. OF SAID CALLED 1.05 ACRES (1/2 INCH IRON ROD SET AT BASE);

THENCE SOUTH 05 DEGREES 18 MINUTES 31 SECONDS EAST, ALONG THE W.B.L. OF SAID CALLED 1.05 ACRES AT 118.45 FEET PASSING THE N.B.L. OF SAID 30 FEET EASEMENT AND CONTINUE FOR A TOTAL DISTANCE OF 148.49 FEET TO THE PLACE OF BEGINNING CONTAINING 3.000 ACRES.

BEING AN EASEMENT 30.00 FEET IN WIDTH, UPON, OVER AND ACROSS, AND PART OF THE EDWARD BALL SURVEY A-61, VAN ZANDT COUNTY, TX, AND ALSO BEING ALL OF THAT CERTAIN CALLED 1.05 ACRES THAT IS DESCRIBED IN A DEED DATED MARCH 29, 2004 FROM CORA LEE FUGATE TO ZACH KILPATRICK THAT IS RECORDED IN VOLUME 1913 PAGE 387 AND ALSO BEING PART OF THAT CERTAIN CALLED 13.94 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED DATED MARCH 1, 1995 FROM CORA LEE SCOTT SEBREN TO JOYCE SCOTT MINTER, ET AL, THAT IS RECORDED IN VOLUME 1341 PAGE 313 AND BOTH OF THE ABOVE MENTIONED INSTRUMENTS ARE RECORDED IN THE REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS, AS BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEING AN EASEMENT 30.00 FEET IN WIDTH, NORTH OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT FOR CORNER AT THE OCCUPIED S.W.C. OF SAID CALLED 1.05 ACRES (VOL. 1913 PG. 387) SAME BEING THE N.W.C. OF A CALLED 15.00 FEET EASEMENT (VOL. 1341 PG. 314) SAME BEING THE N.E.B.L. OF A CALLED 93.144 ACRES (VOL. 1729 PG. 483);

THENCE NORTH 48 DEGREES 41 MINUTES 29 SECONDS WEST, ALONG THE S.W.B.L. OF SAID CALLED 1.05 ACRES, SAME BEING THE N.E.B.L. OF SAID CALLED 93.144 ACRES FOR A DISTANCE OF 174.81 FEET TO A FENCE CORNER, FOR CORNER, AT AN ANGLE POINT IN SAID LINES;

THENCE SOUTH 87 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE S.B.L., OF SAID CALLED 1.05 ACRES, SAME BEING THE S.B.L. OF THE RESIDUE OF SAID CALLED 13.94 ACRES AND THE N.B.L. OF SAID CALLED 9.144 ACRES AT A DISTANCE OF 105.48 FEET PASSING A FENCE CORNER (1/2 INCH IRON ROD SET AT BASE) AT THE S.W.C. OF SAID

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CALLED 1.05 ACRES, SAME BEING THE S.E.C. OF A CALLED 3.000 ACRES (FIELD NOTES DATED FEBRUARY 29, 2008 BY R.P.L.S. NO. 5669) AND CONTINUE FOR A TOTAL DISTANCE OF 985.95 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE END OF SAID EASEMENT, SAME BEING THE S.W.C. OF SAID CALLED 3.000 ACRES FROM WHICH A CONCRETE MARKER FOUND FOR CORNER AT THE S.W.C. OF SAID CALLED 13.94 ACRES, BEARS SOUTH 87 DEGREES 43 MINUTES 52 SECONDS WEST, 2015.40 FEET;

BEING AN EASEMENT 30.00 FEET IN WIDTH, UPON, OVER AND ACROSS, AND PART OF THE EDWARD BALL SURVEY A-61, VAN ZANDT COUNTY, TX, AND ALSO BEING PART OF THAT CERTAIN CALLED 13.94 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED DATED MARCH 1, 1995 FROM CORA LEE SCOTT SEBREN TO JOYCE SCOTT MINTER, ET AL, THAT IS RECORDED IN VOLUME 1341, PAGE 313 THAT IS RECORDED IN THE REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEING AN EASEMENT 30.00 FEET IN WIDTH, NORTH OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A FENCE CORNER AT THE OCCUPIED S.E.C. OF SAID CALLED 13.94 ACRES (VOL. 1913 PG. 313) SAME BEING THE S.E.C. OF A CALLED 15.00 FEET EASEMENT (VOL. 1341 PG. 314) SAME BEING THE N.E.B.L. OF A SAID CALLED 93.144 ACRES (VOL. 1729 PG. 483) AND BEING ON THE WEST R.O.W. OF FM HIGHWAY #314;

THENCE SOUTH 88 DEGREES 50 MINUTES 18 SECONDS WEST, ALONG THE OCCUPIED S.B.L. OF SAID TRACT (VOL. 1913 PG. 313) SAME BEING THE N.B.L. OF SAID CALLED 93.144 ACRES AND BEING THE S.B.L. OF SAID 15.00 FEET EASEMENT FOR A DISTANCE OF 706.51 FEET TO A FENCE CORNER AT AN ANGLE POINT IN SAID LINES;

THENCE NORTH 48 DEGREES 42 MINUTES 29 SECONDS WEST, CONTINUING ALONG SAID LINES FOR A DISTANCE OF 455.54 FEET TO A POINT FOR CORNER AT THE END OF SAID EASEMENT AND AT THE S.W.C. OF ANOTHER 30.00 FEET EASEMENT (F.N. DATED FEBRUARY 29, 2008 BY R.P.L.S. NO 5669) AND AT THE MOST SOUTHERLY S.W.C. OF A CALLED 1.05 ACRES (VOL. 1913 PG. 387).