

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

GILLESPIE County

Deed of Trust Dated: September 21, 2006

Amount: \$104,000.00

Grantor(s): EFFIE R YOUNGBLOOD and JOSEPH RANDOLPH YOUNGBLOOD

Original Mortgagee: AMERICAN BANK OF TEXAS, N.A.

Current Mortgagee: TIB THE INDEPENDENT BANKERSBANK, N.A.

Mortgagee Address: TIB THE INDEPENDENT BANKERSBANK, N.A., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 20066190

Legal Description: LOT NO. 15, BAETHGE ADDITION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT RECORDED IN VOLUME 60, PAGE 591, DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

Date of Sale: May 7, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the GILLESPIE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

MARTHA ROSSINGTON OR T. REYNOLDS ROSSINGTON, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, CHRIS LAFOND, KEVIN KEY, JAY JACOBS, DYLAN RUIZ, VIOLET NUNEZ, DANIEL MCQUADE, VANNA HO OR AMY ORTIZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2019-006810



Printed Name: T. Reynolds Rossington

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

3/28/2024

MAR 28 2024

FILED

LINDSEY BROWN

COUNTY CLERK-Gillespie Co., Texas

By

Deputy

Carissa Stueck

and posted at 11:57 AM

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)

Table with 2 columns and 4 rows containing details: Deed of Trust Date: June 30, 2022; Original Mortgagor/Grantor: APRYL NOLES; Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS; Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING; Recorded in: Volume: N/A, Page: N/A, Instrument No: 20224738; Property County: GILLESPIE; Mortgage Servicer: Newrez 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 \$392,755.00, executed by APRYL NOLES and payable to the order of Lender.

Property Address/Mailing Address: 1705 CHERRYWOOD DRIVE, FREDERICKSBURG, TX 78624

Legal Description of Property to be Sold: LOT NO. 17, CRABAPPLE GROVE, UNIT 1, A SUBDIVISION IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGES 95-96, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS. APN#: 85421.

Table with 2 columns: Date of Sale: May 07, 2024; Earliest time Sale will begin: 10:00 AM

Place of sale of Property: AT THE MAIN FRONT DOOR FACING MAIN STREET OF THE COUNTY COURTHOUSE IN FREDRICKSBURG, GILLISPIE COUNTY, TX 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 Martha Rossington, T. Reynolds Rossington, Kevin Key or Jay Jacobs whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Martha Rossington, T. Reynolds Rossington, 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.



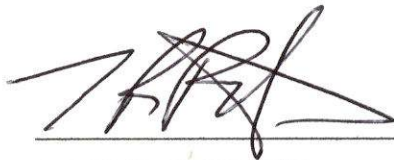
MAR 28 2024 FILED and posted 11:57 AM LINDSEY BROWN COUNTY CLERK-Gillespie Co., Texas By [Signature] Deputy

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, Martha Rossington, T. Reynolds Rossington, Kevin Key or Jay Jacobs whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Martha Rossington, T. Reynolds Rossington, 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 Martha Rossington, T. Reynolds Rossington, Kevin Key or Jay Jacobs whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Martha Rossington, T. Reynolds Rossington, 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.

 3/28/2024

SUBSTITUTE TRUSTEE

Martha Rossington, T. Reynolds Rossington, Kevin Key or Jay Jacobs, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112