

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/26/2018

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP
MORTGAGE, LTD. DBA WESTIN MORTGAGE GROUP,
ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018-84728

Mortgage Servicer:
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint
Mortgage Servicing is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
RICHARD SHELBY MORRIS AND BRITTNI DENISE
MORRIS, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
NewRez LLC d/b/a Shellpoint Mortgage Servicing

Property County:
HARDIN

Mortgage Servicer's Address:
75 Beattie Place, SUITE 300,
GREENVILLE, SC 29601

FILED FOR RECORD
2022 DEC 28 AM 11:47
CONNIE RECTOR
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Betty Johnson*

Legal Description: LOT NUMBER EIGHTY-TWO (82), OF SILVERCREST, AN ADDITION IN HARDIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 4, PAGES 41 AND 41A, OF THE PLAT RECORDS OF HARDIN COUNTY, TEXAS

Date of Sale: 3/7/2023

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: 300 Monroe, Kountze, Hardin, TX, 77625 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

Margie Allen
~~Reid Ruppel, Kathleen Adkins, Evan Press, Gary Cornebium, Kristopher Hobbs, Joshua Sanders, Julian Perrine, Amy Qian, Matthew Hansen, Jami Hutton, Alexis Banks, Alcona Litten, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Grawford, Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith, Stephanie Hernandez~~
or ~~Thay Frazier~~
or ~~Cindy Mendoza~~
or ~~Catherine Allen-Rea~~
or Cole Patten, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

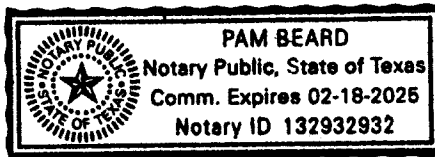
MH File Number: TX-22-94467-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF HARDIN §

Before me, the undersigned Notary Public, on this day personally appeared Margie Allen as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as KNOWN TO ME to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28th day of December, 20 22

Pam Beard
Notary Public
Signature



Return to:
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075