

NOV 18 2021

JONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

Handwritten signature: Jennifer Murray

19-359786

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: August 29, 2006	Original Mortgagor/Grantor: BRADLEY STANFORD AND NORMA STANFORD
Original Beneficiary / Mortgagee: WALTER MORTGAGE SERVICING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ INVENTORY TRUST
Recorded in: Volume: 853 Page: 861 Instrument No: N/A	Property County: TYLER
Mortgage Servicer: NEWREZ LLC F/K/A 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 \$60,670.00, executed by BRADLEY STANFORD and NORMA STANFORD and payable to the order of Lender.

Property Address/Mailing Address: 1549 POPE MILL RD, WOODVILLE, TX 75979

Legal Description of Property to be Sold: ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY IN TYLER COUNTY, TEXAS TO WIT: .3259 ACRES OF LAND, 90 X 150 FT. OUT OF THE NORTHEAST CORNER OF THE FOLLOWING TRACT OF LAND, TO-WIT:

BEING 5.00 ACRES OF LAND OUT OF AND A PART OF FRED E. GILLIAM 21.68 ACRE TRACT A PART OF ABSTRACT 393, I & G N SECTION 2, BLOCK 4, TYLER COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT SW CORNER OF 3.00 ACRE TRACT OUT OF SAID 21.68 ACRE TRACT CONVEYED TO;

THENCE N 89 DEG. 01' E WITH SOUTH LINE OF SAID 3 ACRE TRACT AT 348.0 FT. THE SE CORNER OF SAID 3.0 ACRE TRACT IN CENTERLINE OF SPRING HILL ROAD;

THENCE WITH MEANDERS OF CENTER LINE OF SAID ROAD (60.0 FT. IN WIDTH) 1-S 9 DEG. 35' E 268.5 FT., 2-S 1 DEG. 58' W AT 310.0 FT. THE SE CORNER OF THIS TRACT;

THENCE S 89 DEG. 01' W AT 376.7 FT. THE SW CORNER OF THIS TRACT IN WEST LINE OF SAID 21.68 ACRE TRACT;

THENCE N 1 DEG. 59' W WITH THE WEST LINE OF SAID 21.68 ACRE TRACT AT 574.3 FT. THE PLACE OF BEGINNING..

Date of Sale: January 04, 2022	Earliest time Sale will begin: 01:00 PM
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Place of sale of Property: Tyler County Courthouse, 100 West Bluff, Woodville, TX 75979

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.

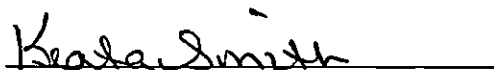
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ INVENTORY TRUST*, the owner and holder of the Note, has requested Tommy Jackson, Ron Harmon, Tiffany Beggs, Evan Press, Amy Bowman whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio 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 *U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ INVENTORY TRUST* 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, Tommy Jackson, Ron Harmon, Tiffany Beggs, Evan Press, Amy Bowman whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio 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 Tommy Jackson, Ron Harmon, Tiffany Beggs, Evan Press, Amy Bowman whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio 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

Tommy Jackson, Ron Harmon, Tiffany Beggs, Evan Press,
Amy Bowman OR Tommy Jackson, Ron Harmon, Keata
Smith or Carolyn Ciccio, Trustee

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