

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

2023-048

Matter No.: 112255-TX

Date: July 17, 2023

County where Real Property is Located: Navarro

FILED FOR RECORD
AT 3:29 O'CLOCK P M.
JUL 20 2023

ORIGINAL MORTGAGOR:

GURPREET K. PABLA AND HARJIWAN SINGH
HUSBAND

SCHEERWIND County Clerk
NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY

ORIGINAL MORTGAGEE:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE:

NewRez LLC D/B/A Shellpoint Mortgage Servicing

MORTGAGE SERVICER:

NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage
Servicing

DEED OF TRUST DATED 5/8/2018, RECORDING INFORMATION: Recorded on 5/16/2018, as Instrument No. 00003586

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A PART OF THE JEREMIAH DAY SURVEY, ABSTRACT 202, NAVARRO COUNTY, TEXAS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **9/5/2023**, the foreclosure sale will be conducted in **Navarro** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
5 Beattie Place
Suite 300
Greenville, SC 29601




Matter No.: 112255-TX

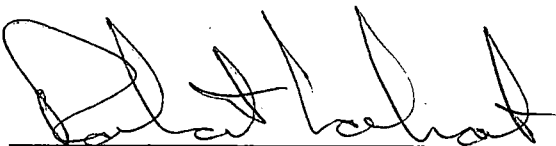
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, HARRIETT FLETCHER, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

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.

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036



Posted by Robert LaMont, July 20, 2023

112255-TX

EXHIBIT "A"

Being a part of the Jeremiah Day Survey, Abstract 202, Navarro County, Texas, and being the 2.0 acre tract described in deed from R. Bernard Jones et ux to Irvin W. rushing, Jr. et ux recorded in Volume 900 Page 113, the 0.85 acre tract described in deed from Rufus B. Jones, et ux to Irvin W. Rushing recorded in Volume 964, Page 210 and the 0.63 acre tract described in deed from Dean B. Milkes to Irvin W. Rushing recorded in Volume 926, Page 192 all in the Deed Records, Navarro County, Texas and being more particularly described by its metes and bounds as follows:

Beginning at a 3/4 inch pipe found on the west right of way line of F.M. Highway 774 at the most east corner of said 0.63 acre tract;

Thence S 23° 24' 00" W, with said right of way line, at 485.88 feet passing a 1/2 inch pipe found at the most south corner of said 0.85 acre tract, in all 649.13 feet to a 3/8 inch steel rod set at the most south corner of said 19.156 acre tract and the most east corner of an 8.00 acre tract described in deed from Charlotte J. O'Conner, et al to Corsicana Christian Academy, Inc. recorded in Volume 1174, Page 885 of said Deed REcords;

Thence N 30° 22' 10" W (deed, N 30° W), with the west line of said 19.156 acre tract and the east line of said 8.00 acre tract and of a 14.602 acre tract described in Deed from Bernice Rettenmayer to Charlotte J. O'Conner et al recorded in Volume 1091, Page 761 of said Deed Records, 881.29 feet to a 5/8 inch steel rod found at the most south corner of the 15.671 acre tract described in deed Irwin William Rushing, Jr., et ux to Jackie R. DeMoss recorded in Volume 1076, Page 341 of said Deed Records;

Thence N 59° 37' 50" E (deed N 60° 00' 00" E) with the south line of said 15.671 acre tract and generally along a fence, 371.25 feet, (deed 371.23 feet) to a 3/8 inch steel rod set at the most east corner of said 15.671 acre tract;

Thence S 30° 20' 32" E (deed S 30° E) with the wets line of a 20.034 acre tract described in Contract of Sale from the Veterans Land Board of Texas to Dean B. Milkes recorded in Volume 773, Page 731 of said Deed Records and the east line of said 19.156 acre tract, at 204.47 feet passing a 1/2 pipe found at the common east corner of said 19.156 acre tract and the said 0.85 acre tract and continuing with the east line of said 0.85 acre tract in all 265.37 feet to a 3/8 inch steel rod set at the common north corner of said 9.63 acre tract and said 2.0 acre tract;

Thence S 63° 39' 25" E (deed, S 63° 38' E) with the east line of 0.63 acre tract and generally along a fence, 277.85 feet (deed, 284.8 feet) to the Point of Beginning and containing approximately 6.953 acres of land.