

2024-063

FILED FOR RECORD  
AT 3:15 O'CLOCK P

24-213013

## Notice of Substitute Trustee's Sale

JUL 11 2024

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)**

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
DEPUTY

Deed of Trust Date: May 8, 2018	Original Mortgagor/Grantor: GURPREET K. PABLA AND HARJIWAN SINGH
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CALIBER HOME LOANS, INC., 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: 003586	Property County: NAVARRO
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 \$270,019.00, executed by GURPREET PABLA and HARJIWAN SINGH and payable to the order of Lender.

**Property Address/Mailing Address:** 4976 FM 744, CORSICANA, TX 75110

**Legal Description of Property to be Sold:** 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 S. 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 314 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 6.00 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, 681.29 FEET TO A 518 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 E 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 WEST 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.

<b>Date of Sale:</b> August 6, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** THE FRONT STEPS OF THE COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE, CORSICANA, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard 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 *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, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard 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 Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard 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.



A handwritten signature in black ink, appearing to read 'Lori Garner', is written over a horizontal line.

SUBSTITUTE TRUSTEE

Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard  
OR Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard,  
Trustee

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