

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2020 DEC 29 PM 1:53

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY TD DEPUTY

0000009139171

1078 CR 2050
CENTER, TX 75935

20-024 FC

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: February 02, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK 893, PAGE 644 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 21, 2008 and recorded in Document CLERK'S FILE NO. 2008004516; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019003961 real property records of SHELBY County, Texas, with JOE LAND AND JANICE LAND, grantor(s) and WALTER MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOE LAND AND JANICE LAND, securing the payment of the indebtednesses in the original principal amount of \$41,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/29/2020 I filed at the office of the SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 12/29/2020

EXHIBIT "A"

A 1.06 ACRE TRACT OR LAND IN A 3.2034 ACRE TRACT, AS RECORDED IN VOLUME 870, PAGE 271, OF THE DEED RECORDS, Z.C. WALKER SURVEY, ABSTRACT NUMBER 757, SHELBY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE MOST NORTHERLY CORNER OF THE SAID 3.2034 ACRE TRACT WHICH IS IN THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHESON TOPEKA AND SANTA FE RAILROAD, THENCE S 13 DEGREES 40' W, 180.00 FEET, WITH THE NORTHWESTERLY LINE OF THE SAID 3.2034 ACRE TRACT, TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.06 ACRE TRACT OF LAND;

THENCE, CONTINUE S 13 DEGREES 40' W, 200.00 FEET, WITH THE SAID NORTHWESTERLY LINE OF THE SAID 3.2034 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED 1.06 ACRE TRACT OF LAND;

THENCE, S 74 DEGREES 30' 17" E. 312.12 FEET, TO A POINT IN THE WESTERLY LINE OF THE SAID ATCHESON TOPEKA AND SANTA FE RAILROAD, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.06 ACRE TRACT OF LAND;

THENCE, N 25 DEGREES 00' W, 262.87 FEET, WITH THE SAID WESTERLY LINE OF THE SAID ATCHESON TOPEKA AND SANTA FE RAILROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 1.06 ACRE TRACT OF LAND;

THENCE, N 74 DEGREES 30' 17" W, 147.89 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 1.06 ACRES OF LAND MORE OR LESS.