

26-012FC

FILED FC
SHELBY COUNTY
2026 JUL 24 PM 12:24

JENNIFER L. ROY, JAM
COUNTY CLERK

122 HUTCHINS ST
CENTER, TX 75935

00000010459477

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: September 01, 2026

Time: The sale will begin at 1:00 PM 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 October 04, 2004 and recorded in Document INSTRUMENT NO. 2004-6660; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 202205360 real property records of SHELBY County, Texas, with LASONIA LISTER, WIFE AND KEVIN LISTER, HUSBAND, grantor(s) and JIM WALTER HOMES, INC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LASONIA LISTER, WIFE AND KEVIN LISTER, HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$56,895.00, 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, for Mid-State Capital Corporation 2005-1 Trust 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 d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
SUITE 100
GREENVILLE, SC 29601-2743



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 AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ 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: _____

Date: _____

00000010459477

SHELBY

EXHIBIT "A"

FIRST TRACT: ALL THAT CERTAIN 1.3708 ACRES OF LAND OUT OF THE NANCY SMITH SURVEY, ABSTRACT NO. 644, SHELBY COUNTY, TEXAS, BEING ALL OF LOTS 2 AND 3, BLOCK 2, OF THE PINES ADDITION TO THE CITY OF CENTER, TEXAS, THE PLAT OF WHICH IS RECORDED IN VOLUME 498, PAGE 66 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 7.68 ACRE TRACT CONVEYED BY EDITH WARR TO RICHARD HUGHES BY DEED RECORDED IN VOLUME 919, PAGE 94, AND A 0.427 ACRE TRACT CONVEYED BY EDITH WARR TO RICHARD HUGHES BY DEED DATED DECEMBER 23, 2002, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE ABOVE-REFERENCED 0.427 ACRE TRACT IN THE NORTH MARGIN OF HUTCHINSON STREET;

THENCE SOUTH 21 DEGREES 39 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SAID 0.427 ACRE TRACT, AT 40.01 FT. PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF THE SAID THE PINES ADDITION, AND CONTINUE WITH ITS EAST LINE, IN ALL A DISTANCE OF 190.05 FEET TO A 1/2" IRON ROD SET FOR THE CORNER IN THE EAST LINE OF LOT 2, BLOCK 3;

THENCE NORTH 69 DEGREES 46 MINUTES 00 SECONDS WEST THROUGH THE SAID LOT 2, BLOCK 3, CROSSING UNDEVELOPED LINWOOD STREET AND RUNNING ONTO THE SOUTH LINE OF LOT 1, BLOCK 2, IN ALL A DISTANCE OF 313.10 FEET TO A 1/2" IRON ROD SET FOR THE CORNER;

THENCE NORTH 20 DEGREES 55 MINUTES 52 SECONDS EAST ALONG THE COMMON LINE OF LOT 1 AND LOT 2, BLOCK 2, AT 150.00 FT. SET A 1/2" IRON ROD IN THE SOUTH MARGIN OF HUTCHINSON STREET, IN ALL 190.00 FT. TO THE CORNER IN THE NORTH MARGIN OF THE SAID STREET;

THENCE SOUTH 69 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SAID STREET MARGIN, BEING THE NORTH LINE OF THE 0.427 ACRE TRACT, A DISTANCE OF 315.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.3708 ACRES OF LAND OF WHICH 0.2895 ACRE LIES WITHIN THE SAID HUTCHINSON STREET, LEAVING 1.0813 ACRES OF LAND.

SURVEYED FEBRUARY 2, 2004, BY BURL W. YOUNGBLOOD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1476.

SECOND TRACT: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF CENTER, SHELBY COUNTY, TEXAS, ON THE NANCY SMITH SURVEY, A-644, BEING PART OF A TRACT DESCRIBED IN A CONVEYANCE FROM EARNEST WEBSTER AND WIFE, RUBY WEBSTER TO JOE WARR, RECORDED IN VOL. 193, PG. 240 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS, AND BEING THE UNDEVELOPED PORTION OF HUTCHINSON ST. THAT FRONTS LOT 1 OF BLOCK 3 AND LOTS 1, 2, AND 3 OF BLOCK 2 OF THE PINES ADDITION AS RECORDED IN VOL. 498, PG. 66 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON WINDOW WEIGHT FOUND FOR CORNER ON THE SOUTH MARGIN OF THE UNDEVELOPED HUTCHINSON ST., SAID CORNER BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 2 OF THE PINES ADDITION AND THE MOST EASTERLY NORTHWEST CORNER OF A 7.68 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM EDITH WARR TO RICHARD HUGHES, DATED AUGUST 17, 2001, RECORDED IN VOL. 919, PG. 94 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS;

THENCE N 20° 55' 52" E, 40.00 FEET TO A POINT FOR CORNER ON THE NORTH MARGIN OF HUTCHINSON ST. (UNDEVELOPED) FROM WHICH A 2" IRON PIPE FOUND FOR WITNESS BEARS S 69° 46' 00" E, 4.50 FEET;

THENCE S 69° 46' 00" E, WITH THE NORTH MARGIN OF HUTCHINSON ST., AT 4.50 FEET PASS A 2" IRON PIPE FOUND FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 465.51 FEET TO A 1/2 IRON ROD SET FOR CORNER;

THENCE S 21° 39' 18" W, 40.01 FEET TO A 1/2 IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHEAST

122 HUTCHINS ST
CENTER, TX 75935

00000010459477

CORNER OF THE 7.68 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF THE PINES ADDITION;

THENCE N 69° 46' 00" W (REF), 465.00 FEET WITH THE SOUTH MARGIN OF THE UNDEVELOPED HUTCHINSON ST., THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 3, THE NORTH BOUNDARY LINE OF LOTS 1, 2 AND 3 OF BLOCK 2, AND THE NORTH BOUNDARY LINE OF THE 7.68 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 0.427 ACRES.