

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0019 RECORDED DATE: 04/08/2020 03:47:09 PM ERECORDING
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: eSecureFile : 9663537 Document Reference:	Transaction #: 827594 - 1 Doc(s) Document Page Count: 3 Operator Id: Lede
RETURN TO: (Ingeo) BDF Law Group 4004 Belt Line Road, Suite 100 Addison, TX 75001	SUBMITTED BY: BDF Law Group 4004 BELT LINE ROAD SUITE 100 ADDISON, TX 75001
DOCUMENT # : FC-2020-0019 RECORDED DATE: 04/08/2020 03:47:09 PM	
<p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

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808 HENDERSON BLVD
GROESBECK, TX 76642

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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: July 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE
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 20, 2015 and recorded in Document CLERK'S FILE NO. 20151454 real property records of LIMESTONE County, Texas, with TIERRA SHELLEY AND TERESA THOMAS, grantor(s) and GREEN TREE SERVICING LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TIERRA SHELLEY AND TERESA THOMAS, securing the payment of the indebtednesses in the original principal amount of \$62,000.00, 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




808 HENDERSON BLVD
GROESBECK, TX 76642

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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 _____, 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 LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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GROESBECK, TX 76642

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LIMESTONE

EXHIBIT "A"

BEING LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), BLOCK TWENTY-ONE (21), HENDERSON HEIGHTS ADDITION TO THE CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS; ACCORDING TO THE OFFICIAL MAP OF SAID CITY OF GROESBECK OF RECORD IN VOL. 2, PAGE 44, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS