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| <b>LIMESTONE COUNTY</b><br>Kerrie Cobb<br>200 West State Street<br>Suite 102<br>Groesbeck, TX 76642<br>Phone: (254)729-5504   | <b>DOCUMENT #:</b> FC-2021-0011<br><b>RECORDED DATE:</b> 05/27/2021 12:36:19 PM<br> |             |
| <b>OFFICIAL RECORDING COVER PAGE</b>  |   | Page 1 of 3 |
| <b>Document Type:</b> FORECLOSURE<br><b>Transaction Reference:</b><br><b>Document Reference:</b>  | <b>Transaction #:</b> 845236 - 1 Doc(s)<br><b>Document Page Count:</b> 2<br><b>Operator Id:</b> Clerk   |             |
| <b>RETURN TO:</b> ()<br>MOLLIE MCCOSLIN   | <b>SUBMITTED BY:</b><br>MOLLIE MCCOSLIN   |             |
| <p>DOCUMENT # : FC-2021-0011<br/>         RECORDED DATE: 05/27/2021 12:36:19 PM</p> <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;"> <br/> <b>Kerrie Cobb</b><br/> <b>Limestone County Clerk</b> </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.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
1/26/2018

**Original Beneficiary/Mortgagee:**  
DITECH FINANCIAL LLC

**Recorded in:**  
**Volume:** NA  
**Page:** NA  
**Instrument No:** 20180546

**Mortgage Servicer:**  
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a  
Shellpoint Mortgage Servicing is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
LATESHIA DANIELLE SOLOMON  
UNMARRIED

**Current Beneficiary/Mortgagee:**  
The Bank of New York Mellon, as Indenture Trustee,  
for Mid-State Capital Corporation 2010-1 Trust  
**Property County:**  
LIMESTONE

**Mortgage Servicer's Address:**  
75 Beattie Place, SUITE 300,  
GREENVILLE, SC 29601

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 7/6/2021

**Earliest Time Sale Will Begin:** 11am-2pm

**Place of Sale of Property:** THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET 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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Lori Garner, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Mollie McCoslin or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-21-79155-POS  
**Loan Type:** Conventional Residential

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## EXHIBIT 1

All that certain lot, tract or parcel of land, out of the original John Carruthers survey of tract, a part of the Lipscombing Norvell Survey, in Limestone County, Texas, and being a one-half acre tract of land lying and being situated just north of and adjacent to a one acre tract of land owned by Alfred Warren, which one acre tract is described by metes and bounds in a deed at Vol. 291, Page 566 of the deed records of Limestone County, Texas, conveyed to said Warren by R.A. & W.A. Falkiken, dated the 27<sup>th</sup> day of Dec., 1944.

Said lot is more particularly described as follows, to wit:

Beginning at a 5/8" iron rod set in the southeast line of West Minister Road at the north corner of the Alfred Warren 1.00 acre tract of land described in Deed recorded in Volume 291, Page 566 of the DRLCT and the west corner of the Vaughn tract;

Thence, N 45 degrees 00 minutes 00 seconds E (Assumed Reference Bearing), 104.36 feet along the southeast line of West Minister to a 1/2" iron rod found at the west corner of the Bernice Davis 1.25 acre tract of land described in Deed recorded in Volume 594, Page 380 of the DRLCT and the north corner of the Vaughn tract;

Thence S 56 degrees 47 minutes 25 seconds E, 208.73 feet along the common line of the Vaughn tract and the Davis tract to a 5/8" iron rod set at the east corner of the Vaughn tract and an inside corner of the Davis tract;

Thence S 45 degrees 00 minutes 00 seconds W, 104.36 feet along the common line of the Vaughn tract and the Davis tract to a 5/8" iron rod set at the south corner of the Vaughn tract and the east corner of the Warren tract;

Thence N 56 degrees 47 minutes 25 seconds W, 208.73 feet along the common line of the Vaughn tract and the Warren tract to the Point of Beginning and containing 0.49 acre of land more or less.