




LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0025 RECORDED DATE: 07/14/2020 09:47:12 AM 
OFFICIAL RECORDING COVER PAGE	
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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 832404 - 1 Doc(s) Document Page Count: 3 Operator Id: Lede
RETURN TO: () TEXAS TRUSTEE & TITLE	SUBMITTED BY: TEXAS TRUSTEE & TITLE
<p>DOCUMENT # : FC-2020-0025 RECORDED DATE: 07/14/2020 09:47:12 AM</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>  Kerrie Cobb Limestone County Clerk </div> </div>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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707 W MINISTER RD
TEHUACANA, TX 76686

00000009023920

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: August 04, 2020

Time: The sale will begin at 11:00 AM 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 January 26, 2018 and recorded in Document INSTRUMENT NO. 20180546 real property records of LIMESTONE County, Texas, with LATESHIA DANIELLE SOLOMON, grantor(s) and DITECH FINANCIAL LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LATESHIA DANIELLE SOLOMON, securing the payment of the indebtednesses in the original principal amount of \$75,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 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 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



707 W MINISTER RD
TEHUACANA, TX 76686

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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.

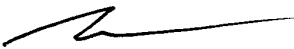
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LORI GARNER, MOLLIE MCCOSLIN, SHERYL LAMONT, ROBERT LAMONT, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, OR RONNIE HUBBARD 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 07/13/2020 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: Kevin McCarthy

Date: 07/13/2020

707 W MINISTER RD
TEHUACANA, TX 76686

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LIMESTONE

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, OUT OF THE ORIGINAL JOHN CARRUTHERS SURVEY OF TRACT, A PART OF THE LIPSCOMING 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 27TH 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 RECODED 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.