

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2020-0035 <b>RECORDED DATE:</b> 09/15/2020 12:03:12 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 835656 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Olga	
<b>RETURN TO:</b> () TEXAS TRUSTEE & TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	<b>SUBMITTED BY:</b> TEXAS TRUSTEE & TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	
DOCUMENT # : FC-2020-0035 RECORDED DATE: 09/15/2020 12:03:12 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;">   <b>Kerrie Cobb</b>            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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528 W HOPKINS ST  
MEXIA, TX 76667

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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: October 06, 2020

Time: The sale will begin at 12:00 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 March 26, 2009 and recorded in Document VOLUME 1309, PAGE 278 real property records of LIMESTONE County, Texas, with NATASHA SHED, grantor(s) and WALTER MORTGAGE COMPANY, LLC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by NATASHA SHED, securing the payment of the indebtednesses in the original principal amount of \$59,200.00, 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



528 W HOPKINS ST  
MEXIA, TX 76667

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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 MARYNA DANIELIAN, KRISTOPHER HOLUB, AARTI PATEL, STACEY SANDERS, AMY ORTIZ, GARRETT SANDERS, DYLAN RUIZ, DAVID ACKEL, VIOLET NUNEZ, ERIKA AGUIRRE, BEATRIZ SANCHEZ, SARA EDGINGTON, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, 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 Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9.15.2020 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: Beatrice Carrillo

Date: 9.15.2020

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LIMESTONE

**EXHIBIT "A"**

LOT 9, BLOCK 12, DIVISION 5, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS AS DESCRIBED IN VOLUME 377, PAGE 408, DEED RECORDS OF LIMESTONE COUNTY, TEXAS.