

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 02, 2022

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

Place: THE FRONT CENTER STEPS OF THE COURTHOUSE BUILDING ON HIGHWAY 287 IN GROVETON, TRINITY COUNTY, TEXAS 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 15, 2014 and recorded in Document VOLUME 0928 PAGE 510 real property records of TRINITY County, Texas, with WALTER CURTIS HIGHTOWER, grantor(s) and GREEN TREE SERVICING LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WALTER CURTIS HIGHTOWER, securing the payment of the indebtednesses in the original principal amount of \$59,500.00, 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 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



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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, 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 _____, 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 TRINITY County Clerk and caused to be posted at the TRINITY County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A TRACT OF LAND OUT OF THE JOHN BRYAN SURVEY, ABSTRACT NO. 97 OF TRINITY COUNTY, TEXAS, LOCATED IN THE CITY OF TRINITY, ALSO BEING A PORTION OF THE CALLED 1.97 ACRE TRACT DESCRIBED IN A DEED FROM JOHN L. ENGLISH TO MANOUS ENGLISH, JR. DATED SEPTEMBER 2, 1993. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE PLACE OF BEGINNING, COMMENCE AT A FOUND NAIL IN THE BASE OF AN OAK TREE FOR THE SOUTHWEST CORNER OF LOT THREE (3), BLOCK NINE (9) OF THE T.M. SMITH ADDITION AS RECORDED IN CABINET A, PAGE 15 OF THE PLAT RECORDS OF SAID COUNTY;

THENCE SOUTH 88° 18 MIN. 34 SEC. WEST, ACROSS AVENUE B AND THE NORTH RIGHT-OF WAY FOR THIRD STREET A DISTANCE OF 473.5 FEET TO A SET IRON ROD IN A FENCE LINE FOR THE SOUTHWEST CORNER OF SAID 1.97 ACRE TRACT;

THENCE NORTH 0° 18 MIN. 17 SEC. WEST, A DISTANCE OF 223.96 FEET TO A SET IRON ROD FOR THE NORTHWEST CORNER OF THAT TRACT OF LAND HEREIN DESCRIBED AND THE NORTHWEST CORNER OF SAID 1.97 ACRE TRACT AND BEING THE PLACE OF BEGINNING;

THENCE SOUTH 86° 03 MIN. 26 SEC. EAST, WITH THE NORTH LINE OF SAID 1.97 ACRE TRACT A DISTANCE OF 151.03 FEET TO A SET IRON ROD FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND HEREIN DESCRIBED AND THE NORTHWEST CORNER OF TRACT 3 OF THIS DIVISION;

THENCE SOUTH 1° 40 MIN. 02 SEC. EAST, A DISTANCE OF 79 FEET TO A POINT FOR CORNER;

THENCE NORTH 86° 03 MIN. 26 SEC. WEST, A DISTANCE OF APPROXIMATELY 151.03 FEET TO A POINT FOR CORNER IN THE WEST BOUNDARY LINE OF SAID 1.97 ACRE TRACT;

THENCE NORTH 0° 48 MIN. 17 SEC. WEST, A DISTANCE OF 79 FEET TO THE PLACE OF BEGINNING.

3:15 FILED
at o'clock M
JUL 12 2022
SHASTA BERGMAN
COUNTY CLERK TRINITY CO., TEXAS
By 