

February

Filed for Record in:
Robertson County
On: Dec 13, 2022 at 07:04P
By: Sarah Tepera

508 N ALAMO ST
HEARNE, TX 77859

00000009645870

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: February 07, 2023

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ROBERTSON 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 December 28, 2000 and recorded in Document VOLUME 771, PAGE 207 real property records of ROBERTSON County, Texas, with MARTHA J. WADE, SINGLE, grantor(s) and JIM WALTER HOMES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARTHA J. WADE, SINGLE, securing the payment of the indebtednesses in the original principal amount of \$108,360.00, 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

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 13th day of
December, 2022 at 7:04 am @
Stephanie M. Sanders, Robertson County Clerk

BY Steph



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 PETE FLOREZ, ROBERT LAMONT, SHERYL 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 _____, 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 ROBERTSON County Clerk and caused to be posted at the ROBERTSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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ROBERTSON

EXHIBIT "A"

LEGAL DESCRIPTION LOT NUMBER NINE (9) IN BLOCK NUMBER THREE HUNDRED NINETEEN (319) IN THE TOWN OF HEARNE, COUNTY OF ROBERTSON, STATE OF TEXAS, ACCORDING TO MAP OF SAID TOWN RECORDED IN VOLUME 1, ON PAGE 5, MAP RECORD OF REBERTSON COUNTY.