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#44

SEP 14 2020

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY J. Moore DEPUTY

0000009073222

809 E WALNUT ST
HILLSBORO, TX 76645

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 11:00 AM or not later than three hours after that time.
Place: THE EAST DOOR OF THE HILL 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 June 12, 2015 and recorded in Document VOLUME 1833, PAGE 701 real property records of HILL County, Texas, with MICHAEL L. HARRIS AND ELSA VEGA, grantor(s) and GREEN TREE SERVICING LLC, mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL L. HARRIS AND ELSA VEGA, securing the payment of the indebtednesses in the original principal amount of \$74,700.00, 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 2004-1 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 DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR KATHY ARRINGTON 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 HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, BEING PART OF LOT 106 OF THE MCKENZIE ADDITION AND PART OF LOT 87 OF THE PARKS ADDITION BEING 1.063 ACRES, MORE PARTICULARLY DESCRIBED ON THE SURVEY PLAT AND FIELD NOTES PREPARED BY JESSIE JOSEPH INCE, REGISTERED PROFESSIONAL LAND SURVEYOR, DATED MAY 2, 1998, MARKED EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. SAVE AND EXCEPT, HOWEVER, THAT CERTAIN 0.665 ACRE TRACT MORE PARTICULARLY DESCRIBED ON THE SURVEY PLAT AND FIELD NOTED PREPARED BY JESSIE JOSEPH INCE, REGISTERED PROFESSIONAL LAND SURVEYOR, DATED JULY 21, 1999, MARKED EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.