

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 11:00 AM or not later than three hours after that time.

Place: FRONT STEPS OF THE NAVARRO 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 November 24, 2009 and recorded in Document INSTRUMENT NO. 00009216; AS AFFECTED BY MODIFICATION AGREEMENT INSTRUMENT NO. 2022-002414 real property records of NAVARRO County, Texas, with LARRONDA LUSK AND FRANKIE ELLISON, grantor(s) and WALTER MORTGAGE COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LARRONDA LUSK AND FRANKIE ELLISON, securing the payment of the indebtednesses in the original principal amount of \$59,000.00, 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

2022-38
FILED FOR RECORD
AT 4:05 O'CLOCK P.M.

JUL 07 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY DEPUTY



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.

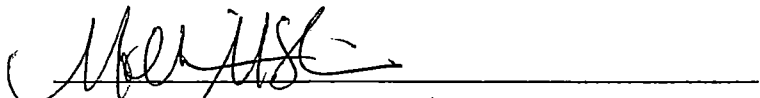
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD OR MOLLIE MCCOSLIN whose address 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 Mollie McCoslin, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on July 7, 2022 I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.



Declarants Name: Mollie McCoslin

Date: 7-7-2022

1209 E 3RD ST
CORSICANA, TX 75110

0000009537218

0000009537218

NAVARRO

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING LOT 3 IN BLOCK NO 207 OF THE H & TCRR ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP OF SAID CITY AND THE PLAT OF SAID SUBDIVISION, BEING THE SAME PROPERTY DESCRIBED IN DEED FROM ROBERT EDWARDS, ET UX, TO GRANTOR HEREIN, DESCRIBED IN VOLUME 917, PAGE 426 OF THE DEED RECORDS OF SAID COUNTY.