

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

2023-101

FILED FOR RECORD
AT 12:00 O'CLOCK P.M.

Matter No.: 118780-TX

Date: December 21, 2023

DEC 28 2023

County where Real Property is Located: Navarro

SHERRY POWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

ORIGINAL MORTGAGOR: JESSE HARBERT, MARRIED, TYLONDON B. BLAIR, SINGLE &
LUCINDIA MCHENRY
HARBERT, MARRIED

ORIGINAL MORTGAGEE: GREEN TREE SERVICING LLC

CURRENT MORTGAGEE: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO
WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR
MID-STATE TRUST XI

MORTGAGE SERVICER: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage
Servicing

DEED OF TRUST DATED 10/10/2013, RECORDING INFORMATION: Recorded on 10/28/2013, as Instrument
No. 00008883 and later modified by a loan modification agreement recorded as Instrument 2023-001216 on
02/16/2023

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND BEING LOT NO. 8 AND THE WEST 1/2 OF LOT NO. 7 IN BLOCK

81 OF THE H&TCRR ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/6/2024, the foreclosure sale will be conducted in
Navarro County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage
Servicer for U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK,
NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI who is the Mortgagee of the Note and
Deed of Trust associated with the above referenced loan. NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A
Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL
ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing



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75 Beattie Place
Suite 300
Greenville, SC 29601

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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, MOLLIE MCCOSLIN, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: _____

Paul A. Hoefker
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Posted by: *Sharon St. Pierre*
12/28/2023 Sharon St. Pierre
Substitute Trustee