

**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.**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 3rd day of March, 2026  
**Time:** 12:00 PM or not later than three hours after that time  
**Place:** AT On the front steps of the Navarro County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Navarro County, Texas.

**TERMS OF SALE:** CASH

2026-018  
**FILED FOR RECORD**  
AT 3:31 O'CLOCK P.M.

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** April 22, 2021  
**Grantor(s):** Maria Guadalupe Sanchez, Christian Castro  
**Original Mortgagee:** NewRez LLC D/b/a NewRez Mortgage  
**Original Principal:** \$75,000.00  
**Recording Information:** Deed Inst.# 2021-004819  
**Current Mortgagee/Beneficiary:** The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2006-1 Trust  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$75,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

JAN 29 2026  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY Rachelle [Signature] DEPUTY

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Navarro  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 915 Dunn St, Kerens, TX 75144  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300 Greenville, SC 29601

**SUBSTITUTE TRUSTEE(S):**

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

**SUBSTITUTE TRUSTEE ADDRESS:**

1320 Greenway Drive, Suite 780 Irving, TX 75038

**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.**

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for The Bank of New York Mellon, as Indenture Trustee, for Mid-State

Capital Corporation 2006-1 Trust

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP

1320 Greenway Drive, Suite 780 Irving, TX 75038

AS ATTORNEY FOR THE HEREIN

IDENTIFIED MORTGAGEE AND/OR

MORTGAGE SERVICER

**Certificate of Posting**

I am Molli McCashin whose address is 1320 Greenway Dr # 780 Irving Tx. I declare

under penalty perjury that Jan. 29, 2026 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Navarro

County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners.

**Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

EXHIBIT "A"

Property (including any improvements): All that lot, tract or parcel of land situated in the County of Navarro, State of Texas, being a part of the A. Shelton Survey, about One (1) mile south of Kerens, Texas, and/being described as lot Number 5, Block Number 1, of the Goodloe Addition to the Town of Kerens, Navarro County, Texas, as shown by the Map of said addition.