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1514 VZCR 4601

BEN WHEELER, TX 75754

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**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: September 01, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT 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 September 14, 2009 and recorded in Document CLERK'S FILE NO. 2009-008529 real property records of VAN ZANDT County, Texas, with SERGIO ROBLES, grantor(s) and WALTER MORTGAGE COMPANY, LLC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SERGIO ROBLES, securing the payment of the indebtednesses in the original principal amount of \$48,000.00, 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 VIII 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



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**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 RANDY DANIEL 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.

*IR SLo*

Israel Saucedo

Certificate of Posting

My name is Michelle Rangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-10-20 I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: Michelle Rangle  
Date: 8-10-20

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VAN ZANDT

**EXHIBIT "A"**

PROPERTY: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN VAN ZANDT COUNTY, TEXAS, IT BEING A PART OF THE J.A. SCHNELL SURVEY, ABSTRACT NO. 822 AND A PART OF THE LAND DESCRIBED IN A DEED FROM J.L. BAILEY TO M.L. HUDDLE DATED DECEMBER 22, 1943, AND RECORDED IN VOLUME 322, PAGE 108, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS;

BEGINNING AT THE NORTHEAST CORNER OF THE PINKERTON 50 ACRE TRACT OF SAID SCHNELL SURVEY AND THE SOUTHEAST CORNER OF THE TOM STANFORD TRACT ON SAME SURVEY ON THE EAST LINE OF SAID SCHNELL SURVEY;

THENCE SOUTH WITH SAID EAST LINE 96 VRS. TO CORNER ON THE NORTHEAST LINE OF THE DIXIE HIGHWAY;

THENCE NORTH 42 WEST WITH SAID LINE 129 VRS. TO CORNER ON THE SOUTH LINE OF THE SAID STANFORD TRACT;

THENCE EAST WITH THE SAID LINE 86 VRS. TO THE PLACE OF BEGINNING CONTAINING 73/100 OF ONE ACRE.

ALSO KNOWN AS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS; AND BEING PART OF THE J.A. SCHNELL SURVEY, ABSTRACT NO. 822 AND A PART OF THE LAND DESCRIBED IN A DEED FROM J.L. BAILEY TO M.L. HUDDLE DATED DECEMBER 22, 1943, AND RECORDED IN VOLUME 322, PAGE 108, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS;

BEGINNING AT A FENCE POST AT THE NORTHEAST CORNER OF THE PINKERTON 50 ACRE TRACT OF SAID SCHNELL SURVEY AND THE SOUTHEAST CORNER OF THE TOM STANFORD TRACT ON SAME SURVEY ON THE EAST LINE OF SAID SCHNELL SURVEY;

THENCE SOUTH WITH THE EAST LINE OF SAID SCHNELL SURVEY 289.02 FEET TO A FENCE POST FOR CORNER ON THE NORTHEAST LINE OF HIGHWAY NO. 279;

THENCE NORTH 38 DEGREES 58 MINUTES 19 SECONDS WEST WITH SAID NORTHEAST LINE OF HIGHWAY NO. 279 TO A FENCE POST FOR CORNER IN THE SOUTH LINE OF SAID STANFORD TRACT;

THENCE SOUTH 85 DEGREES 16 MINUTES 24 SECONDS EAST WITH SAID SOUTH LINE OF STANFORD TRACT 251.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.831 ACRES OF LAND.