

**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: November 02, 2021

Time: The sale will begin at 11:00 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 December 16, 2015 and recorded in Document CLERK'S FILE NO. 2015-010595 real property records of VAN ZANDT County, Texas, with FRANK R POLK AND CYNTHIA L POLK, grantor(s) and MORTGAGE ELECTROINC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK R POLK AND CYNTHIA L POLK, securing the payment of the indebtednesses in the original principal amount of \$167,952.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ MORTGAGE LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING 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 Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-30-21 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 Pangle

Date: 9-30-21

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF VAN ZANDT AND LOCATED IN THE C. WILHELM SURVEY, ABSTRACT NO. 959 AND THE WM. W ARENSHOLD SURVEY, ABSTRACT NO. 942 AND BEING ALL OF THE 1.04 ACRE TRACT AS DESCRIBED IN THE DEED FROM S.K. FREEMAN, SR TO MORRIS BOYD NEIGHBORS AND WIFE, SAMMIE KAYE NEIGHBORS AND RECORDED IN VOLUME 627, PAGE 133, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND PART OF 8.53 ACRE TRACT (9.57 ACRES EXCEPT 1.04 ACRE TRACT) AS DESCRIBED IN THE DEED FROM S.K. FREEMAN, SR. TO MORRIS BOYD NEIGHBORS AND WIFE, SAMMIE KAY NEIGHBORS AND RECORDED IN VOLUME 627, PAGE 135, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS AND PART OF THE TRACT TWO (2) OF 139.8 ACRES AS DESCRIBED IN THE DEED FROM ARTHUR G. FREEMAN AND WIFE, MARY FREEMAN TO SAMMIE KAY NEIGHBORS AND RECORDED IN VOLUME 1551, PAGE 627, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, THE TRACT HEREIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF F.M. HIGHWAY NO. 47, WITH AN 80 FT. WIDE RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF SAID 1.04 ACRE TRACT AT THE NORTHEAST CORNER OF A 23.0 ACRE TRACT TO SAMMIE KAY NEIGHBORS IN VOLUME 1551, PAGE 627, REAL PROPERTY RECORDS OF SAID COUNTY AND BEING IN THE SOUTH LINE OF SAID C. WILHELM SURVEY AND IN THE NORTH LINE OF THE F.G. ROBERTS SURVEY, ABSTRACT NO. 701, FROM WHICH A POINT A 1/2" IRON ROD WITH A YELLOW TOP SET IN THE WESTERLY RIGHT-OF-WAY LINE BEARS NORTH 87 DEGREES 40' 33" WEST-47.22 FEET FOR REFERENCE, SAID POINT BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 87 DEGREES 40' 33" WEST ALONG THE SOUTH LINE OF SAID 1.04 ACRE TRACT AND SAID C. WILHELM SURVEY AND THE NORTH LINE OF SAID 23.0 ACRE TRACT AND SAID ROBERTS SURVEY, AT A DISTANCE OF 47.22 FEET PASS SAID 1/2" IRON ROD WITH A YELLOW TOP SET FOR REFERENCE AND CONTINUING, AT A DISTANCE OF 300.0 FEET PASS THE SOUTHWEST CORNER OF SAID 1.04 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 8.53 ACRE TRACT, AT A DISTANCE OF 318.52 FEET PASS A 2-1/2" PIPE FENCE CORNER POST AND CONTINUING ALONG SAID FENCE AND THE SOUTH LINE OF SAID 8.53 ACRE TRACT, A DISTANCE IN ALL OF 1,191.66 FEET TO A 1/2" IRON ROD WITH A YELLOW TOP SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH A DISTANCE OF 128.45 FEET TO A 1/2" IRON ROD WITH A YELLOW TOP SET BY 2-7/8" PIPE FENCE BRACE POST IN THE NORTH LINE OF SAID 8.53 ACRE TRACT AND SAID WILHELM SURVEY AND IN THE SOUTH LINE OF A 139.8 ACRE TRACT TO SAMMIE KAYE NEIGHBORS IN VOLUME 1551, PAGE 627, REAL PROPERTY RECORDS OF SAID COUNTY AND THE SOUTH LINE OF SAID WARENSHOLD SURVEY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST ALONG THE NORTH LINE OF SAID 8.57 ACRE TRACT AND SAID WILHELM SURVEY AND THE SOUTH LINE OF SAID 139.8 ACRE TRACT AND SAID WARENSHOLD SURVEY AND ALONG A FENCE A DISTANCE OF 814.8 FEET TO A 2-1/2" PIPE FENCE CORNER POST FOR ANGLE CORNER;

THENCE NORTH 84 DEGREES 45' 22" EAST THROUGH SAID 139.8 ACRE TRACT AND A BUILDING, AT A DISTANCE OF 235.87 FEET PASS A 1/2" IRON ROD WITH A YELLOW TOP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 47, AND CONTINUING IN ALL A DISTANCE OF 277.98 FEET TO A POINT IN THE CENTER OF SAID HIGHWAY FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 23 DEGREES 26' 28" EAST ALONG THE CENTER OF SAID HIGHWAY, PASSING THE NORTHEAST CORNER OF SAID 1.04 ACRE TRACT AND THE SOUTH LINE OF SAID WARENSHOLD SURVEY AND THE NORTH LINE OF SAID WILHELM SURVEY AND CONTINUING IN ALL A DISTANCE OF 54.33 FEET TO THE POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY BEING ON SAID CURVE TO THE LEFT, CENTRAL ANGLE OF 06 DEGREES 49' 47", RADIUS OF 1,432.5 FEET, LONG CHORD OF SOUTH 26 DEGREES 48' 12" EAST-170.65 FEET AND AN ARC DISTANCE OF 170.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.073 ACRES OF LAND OF WHICH 0.203 ACRE IS IN SAID HIGHWAY RIGHT-OF-WAY.

ALSO KNOWN AS 32530 FM 47, CANTON, TX 75103