

SEP 16 2020

212 COUNTY RD 302
CARTHAGE, TX 75633

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY G. McDonald DEPUTY

00000009033143

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 ON THE EAST SIDE OF THE PANOLA 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 March 31, 2010 and recorded in Document VOLUME 1560, PAGE 74 real property records of PANOLA County, Texas, with MERCY ODOM AND RANDY ODOM, grantor(s) and WALTER MORTGAGE COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MERCY ODOM AND RANDY ODOM, securing the payment of the indebtednesses in the original principal amount of \$65,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 TRUST 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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, MERYL OLSEN, CAROL HAMPTON, TERRI WORLEY, SUE SPASIC OR LISA DELONG 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 T Worley, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7/16/2020 I filed at the office of the PANOLA County Clerk and caused to be posted at the PANOLA County courthouse this notice of sale.

Declarants Name: T Worley
Date: 7/16/2020

BEING A TRACT OF LAND SITUATED IN THE A.N. WITHERSPOON SURVEY ABSTRACT NO. 753, PANOLA COUNTY, TEXAS, AND BEING PART OF A CALLED 25 ACRE TRACT TO J.W. STEWART RECORDED IN VOL. 414, PG. 203, DEED RECORDS PANOLA COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 25 ACRE TRACT;

THENCE S 19 21' 16" E WITH THE EAST LINE OF SAID 25 ACRE TRACT A DISTANCE OF 169.20' TO A 1/2" IRON ROD FOUND;

THENCE S 71 DEG 39' 07" W A DISTANCE OF 611.35' TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N 18 DEG. 25' 24" W A DISTANCE OF 168.00' TO A 1/2" IRON ROD SET IN THE NORTH LINE OF SAID 25 ACRE TRACT;

THENCE N 71 DEG 32' 29" E WITH THE NORTH LINE OF SAID 25 ACRE TRACT A DISTANCE OF 600.60' TO THE POINT OF BEGINNING AND CONTAINING 2.36 ACRES OF LAND.

TOGETHER WITH A 30' INGRESS EGRESS AND UTILITY EASEMENT WHOSE CENTER LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE ABOVE DESCRIBED 2.36 ACRE TRACT SAID POINT BEING N 16 DEG 25' 24" W 15.0' FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 2.36 ACRE TRACT;

THENCE S 71 DEG 39' 07" N A DISTANCE OF 156.65' TO A POINT IN THE EAST LINE COUNTY ROAD NO. 302, SAID POINT BEING THE END OF THIS EASEMENT.

EXHIBIT "A"

PANOLA

00000009033143

00000009033143

212 COUNTY RD 302
CARTHAGE, TX 75633