

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0029 RECORDED DATE: 09/06/2024 11:23:33 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 998897 - 1 Doc(s) Document Page Count: 3 Operator Id: Olga	
RETURN TO: () TEXAS TRUSTEE TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	SUBMITTED BY: TEXAS TRUSTEE TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	
DOCUMENT # : FC-2024-0029 RECORDED DATE: 09/06/2024 11:23:33 AM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County. <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH

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206 SUMPTER ST
MEXIA, TX 76667

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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: October 01, 2024

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

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE 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 May 21, 2019 and recorded in Document INSTRUMENT NO. 20192082 real property records of LIMESTONE County, Texas, with RENNADA P JACKSON, SINGLE AND SHARON GREEN, SINGLE, grantor(s) and DITECH FINANCIAL LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RENNADA P JACKSON, SINGLE AND SHARON GREEN, SINGLE, securing the payment of the indebtednesses in the original principal amount of \$61,000.00, 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 2006-1 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 d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



206 SUMPTER ST
MEXIA, TX 76667

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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 KRISTOPHER HOLUB, AARTI PATEL, VIOLET NUNEZ, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AURORA CAMPOS, ANGIE USELTON, DANA KAMIN, AUCTION.COM, THOMAS GILBRAITH, DAVID RAY, AARON CRAWFORD, LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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MEXIA, TX 76667

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LIMESTONE

EXHIBIT "A"

LOT 8, BLOCK 51, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, (ALSO KNOWN AS 206 E. SUMPTER STREET), AND BEING THE SAME TRACT CONVEYED TO FREDDIE A.N. BLACK AND WIFE, OLIVIA BARKER BLACK IN VOLUME 307, PAGE 168 IN THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS.