

FILED FOR RECORD

2021 JAN 28 AM 8:23

9476 LITTLE BIG HORN DR
SILSBEE, TX 77656

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CLERK OF COUNTY CLERK
HARDIN COUNTY TEXAS

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: March 02, 2021

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN 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 11, 2015 and recorded in Document CLERK'S FILE NO. 2015-55738 real property records of HARDIN County, Texas, with CHERYL C BEECHEY, grantor(s) and GREEN TREE SERVICING LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHERYL C BEECHEY, securing the payment of the indebtednesses in the original principal amount of \$49,100.00, 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, FOR MID-STATE TRUST XI 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 GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY OR CRYSTAL ARSIAGA 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 Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-28-21 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.

Tommy Jackson

Declarants Name: Tommy Jackson

Date: 1-28-21

EXHIBIT "A"

BEING A 0.499 ACRE TRACT OF LAND LYING IN THE CHARLES BUSH SURVEY, ABSTRACT NO. 126, HARDIN COUNTY, TEXAS, BEING THE SAME TRACT OF LAND KNOWN AS LOT FOUR (4), BLOCK ONE (1), OF LITTLE BIG HORN ESTATES AS DESCRIBED IN AN INSTRUMENT TO KENNETH E. STUTTS AND WIFE VERA M. STUTTS OF RECORD IN VOLUME 893 ON PAGE 308 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 0.499 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND MARKING A POINT IN THE EAST LINE OF THAT CERTAIN LITTLE BIGHORN DRIVE (A 50' PUBLIC R.O.W.), THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 5, BLOCK 1, LITTLE BIG HORN ESTATES CONVEYED TO MICHAEL DAVIS C/O WILLIAM AND FREDDA DAVIS OF RECORD IN VOLUME 766 ON PAGE 300 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, THE NORTHWEST CORNER OF THE SAID LOT 4 AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 89 DEGREES 27' 13" E WITH THE SOUTH LINE OF THE SAID LOT 5, THE NORTH LINE OF SAID LOT 4 AND BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT FOR DISTANCE OF 217.57' TO A 5/8" IRON ROD FOUND MARKING A POINT IN THE WEST LINE OF H. & T.C.R.R. SURVEY ABSTRACT NO. 300, A POINT IN THE EAST LINE OF THE SAID CHARLES BUSH SURVEY, THE SOUTHEAST CORNER OF THE SAID LOT 5, THE NORTHEAST CORNER OF THE SAID LOT 4 AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 00 DEGREES 29' 43" E (BEARING BASIS) WITH THE WEST LINE OF THE SAID H. & T.C.R.R. SURVEY, THE EAST LINE OF THE SAID CHARLES BUSH SURVEY, THE EAST LINE OF THE SAID LOT 4 AND BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND KNOWN AS LOT 3, BLOCK 1 OF LITTLE BIG HORN ESTATES AS DESCRIBED IN AN INSTRUMENT TO KENNETH E. STUTTS AND WIFE VERA M. STUTTS OF RECORD IN VOLUME 893 ON PAGE 308 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, THE SOUTHEAST CORNER OF THE WEST LINE OF THE SAID CHARLES BUSH SURVEY AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89 DEGREES 24' 46" W WITH THE NORTH LINE OF THE SAID LOT 3, THE SOUTH LINE OF THE SAID LOT 4 AND BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 217.79' TO A 3/8" IRON ROD FOUND MARKING A POINT IN THE EAST LINE OF THE SAID LITTLE BIGHORN DRIVE, THE NORTHWEST CORNER OF THE SAID LOT 3, THE SOUTHWEST CORNER OF THE SAID LOT 4 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00 DEGREES 22' 00" WEST WITH EAST LINE OF THE LITTLE BIGHORN DRIVE, THE WEST LINE OF THE SAID LOT 4 AND BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 99.75' TO THE POINT AND PLACE OF BEGINNING, CONTAINING IN AREA 0.499 ACRES OF LAND, MORE OR LESS.