

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 1:00 PM or not later than three hours after that time.

Place: THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER 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 November 17, 2020 and recorded in Document INSTRUMENT NO. 2020-00554 real property records of RED RIVER County, Texas, with LASUELO JANA LOVE AND MICHAEL LEE LOVE, grantor(s) and NEWREZ, LLC D/B/A NEWREZ MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LASUELO JANA LOVE AND MICHAEL LEE LOVE, securing the payment of the indebtednesses in the original principal amount of \$62,500.00, 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 X 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

FILED FOR RECORD
1:40 o'clock P M. on

AUG 22 2024

Charisidy Chandler
CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX



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, PATRICK ZWIERS, DARLA BOETTCHER, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, JAMI GRADY, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, SUE SPASIC, ZORAN W. SPASIC, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO 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 RED RIVER County Clerk and caused to be posted at the RED RIVER County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE I. D. LAWSON SURVEY ABSTRACT NO. 507, RED RIVER COUNTY, TEXAS, AND BEING PART OF A 249.9 ACRE TRACT RECORDED IN VOL. 151, PG. 390, DEED RECORDS, RED RIVER COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60 D NAIL SET IN THE CENTER OF THE OLD ANNONA-ENGLISH ROAD AT SOUTHEAST CORNER OF SAID 249.9 ACRE TRACT;

THENCE S 61 00' W (REFENCE BEARING PER DEED) WITH THE CENTER OF SAID OLD ENGLISH ROAD A DISTANCE OF 510.0' TO A 60 D NAIL SET;

THENCE N 16 15' 42" W A DISTANCE OF 484.33' TO A 1/2" IRON ROD SET IN A FENCE LINE;

THENCE N 85 37 E WITH SAID FENCE LINE A DISTANCE OF 510.0" TO A 1 1/2" IRON PIPE FOUND;

THENCE S 17 00' E A DISTANCE OF 266.90' (272.22' DEED) TO THE POINT OF BEGINNING AND CONTAINING 4.3 ACRES OF LAND.