

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 16, 2023

NOTE: Note described as follows:

Date: April 15, 2021
Maker: BRIAN JOSEPH HOLSOPPLE
Original
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Original Principal
Amount: \$40,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: April 15, 2021
Grantors: BRIAN JOSPEH HOLSOPPLE; ASHLEY NICOLE HOLSOPPLE
Trustee: CHRIS PEIRSON
Original Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded: DOCUMENT NO. 2021-01058, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF RED RIVER COUNTY, TEXAS ON MAY 17, 2021.

LENDER: THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST

BORROWER: BRIAN JOSEPH HOLSOPPLE

PROPERTY: The property described as follows:

FILED FOR RECORD
1:39pm o'clock 2 M. on

FEB 21 2023

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX

THE PROPERTY LOCATED IN RED RIVER COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

APRIL 4, 2023, the first Tuesday of the month, to commence at 1:00PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In RED RIVER County, Texas, at IN THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER COUNTY COURTHOUSE ANNEX, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any

covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: April 15, 2021
Grantor: BRIAN JOSPEH HOLSOPPLE AND ASHLEY NICOLE HOLSOPPLE
Trustee: CHRIS PEIRSON
Original Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded: DOCUMENT NO. 2021-01058, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF RED RIVER COUNTY, TEXAS ON MAY 17, 2021.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN RED RIVER COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

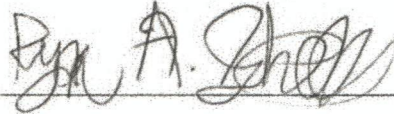
SUBSTITUTE TRUSTEE: ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE

Substitute Trustee's Mailing Address:

c/o
SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of February 16, 2023**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

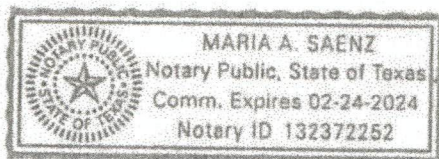
By: 

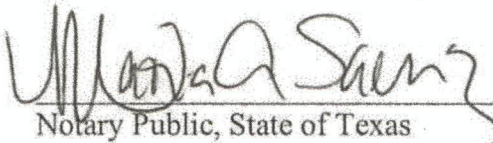
Name: Ryan A. Sheets, Attorney for
NEWREZ, LLC, d/b/a SHELLPOINT
MORTGAGE SERVICING

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §


BEFORE ME, the undersigned authority, on this day appeared RYAN A. SHEETS, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 16, 2023.




Notary Public, State of Texas

Notice of Sale executed by:



Name: Robert La Mont

Substitute Trustee

EXHIBIT A

EXHIBIT 1

GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the J Atkinson Survey A-8, Red River County, Texas, and also being a part of that certain called 55.0 acre tract of land that is described in a Deed dated October 5, 1918 from B. Graham, et ux, Hattie, to C.O. Perry that is recorded in Volume 92 Page 281 of the Deed Records of Red River County, Texas, and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a 1/2 Inch Iron Rod set for corner in occupied W.B.L. of said tract and on the West side of County Road 2370 and in line with County Road # 2315 from which a 5/8 Inch Iron Rod (find) bears North 02 degrees 01 minute 06 seconds West, 1191.62 feet;

Thence North 51 degrees 36 minutes 53 seconds East, across said tract, across said County Road # 2370 and along said County Road # 2315, for a distance of 481.39 feet to a 1/2 Inch Iron Rod set for corner;

Thence South 02 degrees 01 minutes 06 seconds East, at 30.00 feet pass a 1/2 Inch Iron Rod set for reference and continue for a total distance of 476.97 feet to a 1/2 Inch Iron Rod set for corner;

Thence South 87 degrees 07 minutes 51 seconds West, for a distance of 387.68 feet to a 1/2 Inch Iron Rod set for corner in the W.B.L. of said tract and on the East side said County Road # 2370;

Thence North 02 degrees 01 minutes 06 seconds West, along the W.B.L. of said tract and crossing said County Road # 2370, for a distance of 197.28 feet to the place of beginning containing 3.0000 acres of which 0.4855 acres lies in the R.O.W. of said Roads.

4-15-21

Bruce Joseph Halapp