

1905 SUNRISE AVE  
LUFKIN, TX 75901

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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 06, 2020

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

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF MAIN ENTRANCE IF COURTROOM IS CLOSED 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 15, 2016 and recorded in Document CLERK'S FILE NO. 2017-00348051 real property records of ANGELINA County, Texas, with FERNANDO REYES SILVA AND CINDY M MARTINEZ PEREZ, grantor(s) and DITECH FINANCIAL LLC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by FERNANDO REYES SILVA AND CINDY M MARTINEZ PEREZ, securing the payment of the indebtednesses in the original principal amount of \$49,000.00, 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 VIII 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:

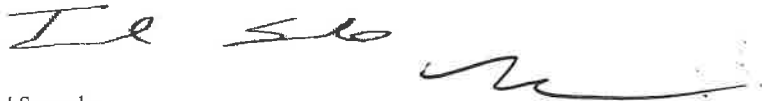
c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE  
MAILSTOP 015  
GREENVILLE, SC 29601



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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 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09/14/2020 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 09/14/2020

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ANGELINA

**EXHIBIT "A"**

A 55.5 FOOT X 100 FOOT, TRACT OF LAND, IN A 2.00 ACRE TRACT, CONVEYED BY MRS. EVA SHAPE, AND MRS. ROBERT C. JORDON, TO F.W. THOMAS, IN V-166, AT PAGE 654, ALL BEING IN THE IN THE J.L. QUINALTY LEAGUE, ABSTRACT NUMBER 40, ANGELINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

START AT THE INTERSECTION OF THE NORTHWEST LINE OF SUNRISE AVE WITH THE NORTHEAST LINE OF MILLER STREET, THENCE N 70 00' E, 111.00 FEET, WITH THE NORTHWEST LINE OF SUNRISE AVE, TO THE SOUTHEAST CORNER OF THE SAID 2.00 ACRES, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT NUMBER 1;

THENCE, CONTINUE N 20 00' W, 100.00 FEET, TO THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT NUMBER 1;

THENCE, S 70 00' W, 55.00 FEET TO THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT NUMBER 1;

THENCE, S 20 00' E, 100.00 FEET, TO THE NORTH WESTERLY LINE OF SUNSET STREET, FOR THE MOST SOUTHERLY OF THE HEREIN DESCRIBED TRACT NUMBER 1;

THENCE, N 70 00' E, 55.00 FEET, TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT NUMBER 1.

**FILED**  
AT 11:00 CLOCK A.M.

**SEP 14 2020**

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

By

