

**Notice of Substitute Trustee's Sale**

HOUSTON FILED  
 HOUSTON COUNTY CLERK  
 420 AMB  
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Notice Concerning Military Duty: 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. **Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> February 23, 2007	<b>Original Mortgagor/Grantor:</b> LARRY REESE AND JESSICA REESE
<b>Original Beneficiary / Mortgagee:</b> JIM WALTER HOMES, INC..	<b>Current Beneficiary / Mortgagee:</b> THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 TRUST
<b>Recorded in:</b> <b>Volume:</b> n/a <b>Page:</b> n/a <b>Instrument No:</b> 0610122	<b>Property County:</b> HOUSTON
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

\* 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 property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$84,662.00, executed by LARRY REECE, JEESICA REECE and payable to the order of Lender.

**Property Address/Mailing Address:** 244 COTTONWOOD ST, LATEXO, TX 75849

**Legal Description of Property to be Sold:** 0.590 ACRE OUT OF AND A PART OF THE A.E. GOSSETT SURVEY, A-424, CITY OF LATEXO, HOUSTON. COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE SAME LAND DESCRIBED IN A DEED TO BENNIE SMITH AND WIFE, THRESA A. SMITH FROM RAY BRUNER AND HARVEY BRUNER RECORDED IN HOUSTON COUNTY, TEXAS AND ALSO BEING A PART OF A CALLED 3.23 ACRES TRACT RECORDED IN VOL. 894, PAGE 769 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, WHICH 0.590 ACRE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A 1/2 INCH IRON ROD FOUND FOR THE SOUTH EAST CORNER OF THIS TRACT AND THE SOUTH EAST CORNER OF THE SAID ORIGINAL CALLED 3.23 ACRES TRACT AND THE NORTH EAST CORNER OF ALEX SCHUMAN 0.5 ACRE TRACT AND BEING IN THE SOUTH WEST LINE OF COTTONWOOD STREET;

THENCE N 89° 49' 31" W AT 95.85 FEET PASSING AN IRON AXLE FOUND IN LINE, AT A TOTAL DISTANCE OF 227.69 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTH EAST CORNER OF THIS TRACT AND BEING IN THE SOUTH LINE OF THE SAID ORIGINAL CALLED 3.23 ACRES TRACT AND BEING THE SOUTH EAST CORNER OF BOBBY ROBERTS TRACT, RECORDED IN VOL. 896, PAGE 735 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE N 0° 45' 24" W 124.39 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE S 87° 42' 16" E 199,02 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING IN THE NORTH EAST LINE OF THE SAID BENNIE SMITH TRACT AND THE SOUTH WEST LINE OF COTTONWOOD STREET;



THENCE S 14° 35' 01" E 121.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.590 ACRE OF LAND MORE OR LESS..

<b>Date of Sale:</b> October 06, 2020	<b>Earliest time Sale will begin:</b> 1:00 AM
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**Place of sale of Property:** Houston County Courthouse, 401 East Houston Avenue, Crockett, TX 75835

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 TRUST*, the owner and holder of the Note, has requested Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press whose address is 1 Mauchly Irvine, CA 92618 or Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press whose address is 1 Mauchly Irvine, CA 92618 or Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press whose address is 1 Mauchly Irvine, CA 92618 or Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

Sharon St. Pierre 8.20.2020

**SUBSTITUTE TRUSTEE**

Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, David Sims, Allan Johnston, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC, 10700  
Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH:  
(470)321-7112