

NOTICE OF SUBSTITUTE TRUSTEE SALE

27

Deed of Trust Date:
6/19/2002

Original Beneficiary/Mortgagee:
MID-STATE TRUST VII AND JIM WALTER
HOMES, INC.

Recorded in:
Volume: 1175
Page: 160
Instrument No: 05932

Mortgage Servicer:
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ELNORA CROSBY AND HUSBAND LEROY
CROSBY
Current Beneficiary/Mortgagee:
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 VII
Property County:
HILL

Mortgage Servicer's Address:
75 Beattie Place, SUITE 300,
GREENVILLE, SC 29601

Legal Description: FOR LEGAL DESCRIPTION SEE EXHIBIT "B" ATTACHED HERETO AND MADE A
PART OF THIS INSTRUMENT


Date of Sale: 7/6/2021

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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



Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Darla Boettcher,
Irene Lindsay, Dana Kamin, Lisa Bruno, Angie
Usselton, Jami Hutton, Tonya Washington, Monica
Henderson, Terry Waters, Logan Thomas, Donna
Stockman, David Stockman, Brenda Wiggs, Guy
Wiggs, Michelle Schwartz, Janet Pinder or Kathy
Arrington
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-21-79156-POS
Loan Type: Conventional Residential

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2021 MAY 20 PM 1:22

EXHIBIT "B"

0.187 OF AN ACRE OF LAND, BEING 0.115 ACRES, LOT 1A, OF BLOCK 56 OF THE MCMULLEN ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS AND BEING THE TRACT CONVEYED TO WAYBURN EARL DEAN AND RECORDED IN VOLUME 973, PAGE 338 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS AND BEING 0.072 ACRES, LOT 1B, OF BLOCK 56 OF THE MCMULLEN ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO ANNIE LEE CARR AND RECORDED IN VOLUME 552, PAGE 833 OF THE DEED RECORDS OF HILL COUNTY, TEXAS AND BEING A PART OF THE SAME TRACT CONVEYED TO PRINCE COFFEE, DATED OCTOBER 26, 1949 AND RECORDED IN VOLUME 357, PAGE 281 OF THE DEED RECORDS OF HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch steel pin set at the intersection of the east line of Church Street and the south line of 3rd Street for the northwest corner of the said 0.115 acre Wayburn Earl Dean tract and the northwest corner of Lot 1A and the northeast corner of this 0.187 acre tract;

THENCE with the south line of 3rd Street, North 89° 42' East, at 65.50 feet pass a ½ inch steel pin for the northeast corner of Lot 1A, the said Wayburn Earl Dean tract, for a total distance of 110.00 feet to a ½ inch steel pin for the northeast corner of Lot 1B, the said 0.072 acre tract Annie Lee Carr tract and the northeast corner of this 0.187 acre tract;

THENCE with the east line of the said Lot 1B, the said Annie Lee Carr tract, South 01° 18' East for 74.31 feet to a ½ inch steel pin on the north line of Lot 2, for the southeast corner of Lot 1B, the said Annie Lee Carr tract and the southeast corner of this 0.187 acre tract;

THENCE with the north line of Lot 2 and the south line of the Lot 1 B, South 89° 42' West, at 36.50 feet pass a ½ inch steel pin for the southwest corner of said Lot 1B for a total distance of 110.00 feet to a ½ inch steel pin on the east line of Church Street for the northwest corner of Lot 2 and the southwest corner of Lot 1A, and the southwest corner of this 0.187 acre tract;

THENCE with the east line of Church Street and the west line of Lot 1A, North 01° 18' 32" West for 74.31 feet to the POINT OF BEGINNING.