

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 18, 2025

NOTE: Note described as follows:

Date: MAY 20, 2005
Maker: STEVEN P. TILLEY and TINA TILLEY
Payee: U.S. BANK, N.A. AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1 TRUST, successor to the original lender.

Original Principal Amount: \$93,690.00

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 20, 2005
Grantor: STEVEN P. TILLEY and TINA TILLEY
Trustee: JOSEPH H. KELLY JR.
Beneficiary: U.S. BANK, N.A. AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1 TRUST, successor to the original beneficiary.

Recorded: Instrument No. 39966 Real Property Records of CASS COUNTY, TEXAS.

LENDER: U.S. BANK, N.A. AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1 TRUST

AMY L. VARNELL
CASS COUNTY CLERK

2025 FEB 21 PM 12:36

FILED FOR RECORD

BORROWER: STEVEN P. TILLEY and TINA TILLEY

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN CASS 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** (street address: *312 North Street, Douglassville, Texas 75560*)

SUBSTITUTE TRUSTEE: ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

APRIL 1, 2025, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In CASS County, Texas, at the CASS COUNTY COURTHOUSE, 100 HOUSTON, LINDEN, TX 75563 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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: MAY 20, 2005
Grantor: STEVEN P. TILLEY and TINA TILLEY
Trustee: JOSEPH H. KELLY JR.
Beneficiary: U.S. BANK, N.A. AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1 TRUST, successor to the original beneficiary.
Recorded: Instrument No. 39966 Real Property Records of CASS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN CASS 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** (street address: 312 North Street, Douglassville, Texas 75560)

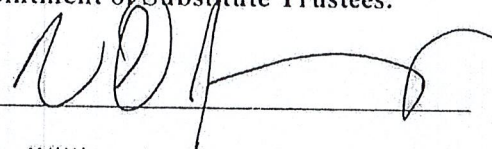
SUBSTITUTE TRUSTEE: ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of February 18, 2025, 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:

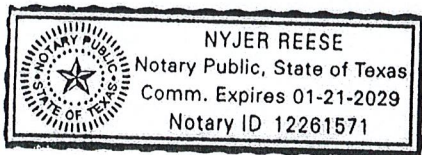
By: 

Name: William Jennings, Attorney for U.S. BANK, N.A. AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE. FOR MID-STATE CAPITAL CORPORATION 2005-1 TRUST and NEWREZ. LLC D/B/A SHELLPOINT MORTGAGE SERVICING

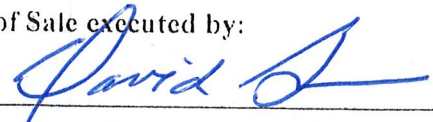
THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 18, 2025




Notary Public, State of Texas

Notice of Sale executed by: 

Name: David Garvin

Substitute Trustee

EXHIBIT A

All that certain 6.754 acre tract of land situate in the CITY OF DOUGLASSVILLE, WILLIAMSON PETTY SURVEY, A-856 and the STATIA WILKINS SURVEY, A-1118 in Cass County, Texas and being part of the called 9.22 acre tract of land conveyed from Alvin Watson Brewton and wife, Kate Eldoral Brewton to Willis Oliver Brewton and wife, Ula Margaret Brewton by Warranty Deed dated May 10th, 1972 and recorded in Volume 542, Page 154 of the Deed Records of Cass County, Texas, said 6.754 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the East right of way line of State Highway No. 8 for the Northwest corner of the said called 9.22 acre tract and of this tract, said 5/8" iron rod being 80' Easterly at right angles from the centerline of said Highway and 1907' Northerly along said centerline from its intersection with the centerline of State Highway No. 77;

THENCE: S 83° 18' 24" E with the North line of said called 9.22 acre tract and generally along old fence line, 1018.83' to a 5/8" iron rod set at fence corner post for its Northeast corner and of this tract;

THENCE: S 29° 09' 50" W with the most Northerly East line of said called 9.22 acre tract, 308.50' to a 5/8" iron rod set at fence corner post for most Easterly Southeast corner and the Southeast corner of this tract.

THENCE: N 88° 13' 23" W with the Easterly South line of said called 9.22 acre tract at 528.02' pass a 3/8" iron pipe found for its ell corner and continuing for a total distance of 542.17' to 5/8" iron rod set for an angle point in the South line of this tract;

THENCE: N 68° 24' 52" W with new line, 328.67' to a 5/8" iron rod set for an angle point in the South line of this tract, from which a security light pole bears S 73° 20' 45" W, 3.46';

THENCE: N 84° 30' W with a new line, 110.00' to a 5/8" iron rod set in the East right of way line of said Highway for the Southwest corner of this tract, from which a 5/8" iron rod found for the Southwest corner of the said called 9.22 acre tract bears Southwesterly along said right of way line, 258.18';

THENCE: N 21° 42' 17" E with said East right of way line, 258.17' to the Point of Beginning, containing 6.754 acres of land, more or less.

The improvements thereon being known as 312 North Street, Douglassville, Texas - 75560.