

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/23/2006

**Original Beneficiary/Mortgagee:**  
JIM WALTER HOMES, INC.

**Recorded in:**  
**Volume:** 854  
**Page:** 176  
**Instrument No:** 200613502

**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):**  
MICHAEL MOORE, SINGLE & WANDA C  
MOORE, SINGLE  
**Current Beneficiary/Mortgagee:**  
The Bank of New York Mellon, as Indenture Trustee,  
for Mid-State Capital Corporation 2010-1 Trust  
**Property County:**  
CHAMBERS

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

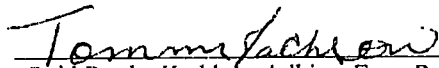
**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT E

**Date of Sale:** 7/6/2021                      **Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** Chambers County Courthouse, 404 Washington Avenue, Anahuac, TX 77514  
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

  
Reid Ruple, Kathleen Adkins, Evan Press, Cary  
Corenblum, Kristopher Holub, Joshua Sanders,  
Rence Speight, Julian Perrine, Amy Oian, Catrena  
Ward, Matthew Hansen, Maryna Danielian, Dana  
Dennen, Tommy Jackson, Ron Harmon, Keata  
Smith, Keata Smith or Carolyn Ciccio  
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-21-78923-POS  
**Loan Type:** Conventional Residential



**TX-21-78923-POS**

**LEGAL DESCRIPTION**

**EXHIBIT "E"**

FIELD NOTES OF A 0.3503 OF AN ACRE TRACT OF LAND SURVEYED FOR HARLOW LEWIS AND SITUATED IN THE JAMES ALLEN SURVEY, ABSTRACT NO. 1, CHAMBERS COUNTY, TEXAS, AND BRING THE SAME TRACT OF LAND CONVEYED TO HARLOW LEWIS BY CHARLIE BLUE BY DEED DATED OCTOBER 13, 1989, AND RECORDED IN VOLUME 116 AT PAGE 471 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. THIS 0.3503 OF AN ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

NOTE: BEARINGS BASED ON CORNERS FOUND AND BEARINGS CALLED FOR IN PARTITION DEED RECORDED IN VOLUME 263 AT PAGE 566 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS DESCRIPTION.

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO EARNESTINE WILRIDGE BY CHARLIE BLUE BY DEED DATED SEPTEMBER 10, 1967, AND RECORDED IN VOLUME 25 AT PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. THIS BEGINNING CORNER IS IN THE WEST RIGHT OF WAY LINE OF THE ORIGINAL RIGHT OF WAY OF F.M. HIGHWAY NO. 563 AND FROM THIS BEGINNING CORNER A 1/2 INCH IRON ROD SET IN THE WEST RIGHT OF WAY LINE OF THE EXISTING F.M. HIGHWAY NO. 563, 120 FOOT RIGHT OF WAY BEARS SOUTH 87 DEG. 41' 58" EAST 50.11 FEET.

THENCE IN A SOUTHERLY DIRECTION WITH THE EAST LINE OF THIS TRACT AND A CURVE TO THE LEFT IN THE ORIGINAL RIGHT OF WAY OF HIGHWAY 563 HAVING A CENTRAL ANGLE OF 02 DEG. 51' 04", A RADIUS OF 1667.91 FEET AND A LENGTH OF 83.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE MOST EASTERN NORTHEAST CORNER OF THE RESIDUE OF A 3.883 ACRE TRACT OF LAND AWARDED TO JOSEPHINE HENDERSON BY PARTITION DEED DATED MAY 12, 1965, AND RECORDED IN VOLUME 263 AT PAGE 566 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. FROM THIS CORNER A 1/2 INCH IRON ROD WITH CAP SET IN THE WEST RIGHT OF WAY OF F.M. HIGHWAY NO. 563, 120 FOOT RIGHT OF WAY BEARS SOUTH 87 DEG. 41' 58" EAST 49.52 FEET.

THENCE NORTH 87 DEG. 41' 58" WEST WITH THE SOUTH LINE OF THIS TRACT OF LAND AND THE NORTH LINE OF THE RESIDUE OF SAID 3.883 ACRE TRACT OF LAND A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND A CORNER OF THE RESIDUE OF SAID 3.883 ACRE TRACT OF LAND.

THENCE NORTH 25 DEG. 13' 40" EAST WITH THE WEST LINE OF THIS TRACT OF LAND AND THE EAST LINE OF THE RESIDUE OF SAID 3.883 ACRE TRACT OF LAND A DISTANCE OF 83.00 FEET TO AS 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND A CORNER OF THE RESIDUE OF SAID 3.883 ACRE TRACT OF LAND.

THENCE SOUTH 87 DEG. 41' 58" EAST WITH THE NORTH LINE OF THIS TRACT OF LAND AND THE SOUTH LINE OF THE RESIDUE OF SAID 3.883 ACRE TRACT OF LAND, AT 50.00 FEET FOUND A 1/2 INCH IRON ROD IN LINE FOR A CORNER OF THE RESIDUE OF SAID 3.883 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF THE WILRIDGE TRACT OF LAND, CONTAINING ON THE NORTH LINE OF THIS TRACT OF LAND AND THE SOUTH LINE OF THE WILRIDGE TRACT OF LAND A TOTAL DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDARIES 0.3503 OF AN ACRE OF LAND.

FILED FOR RECORD IN:  
Chambers County  
On: 5/13/2021 10:03:05 AM  
Doc Number: 2021 - 3007  
Number of Pages: 2  
Amount: 10.00  
Order#: 20210513000014  
By: PR



Heather H. Hawthorne, County Clerk

Recorded: *Albie Gore*