

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
MATHEWS, DAMON
2115 KNOLLWOOD ST, KEMAH, TX 77565

VA 626261359522
Firm File Number: 19-034966

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 28, 2018, DAMON LOUIS MATHEWS AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to BRAD MAURITZEN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ENVOY MORTGAGE, LTD in payment of a debt therein described. The Deed of Trust was filed in the real property records of GALVESTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019000191, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

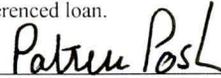
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 4, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Galveston county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Galveston, State of Texas:

SEE EXHIBIT A

Property Address: 2115 KNOLLWOOD ST
KEMAH, TX 77565
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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.



SUBSTITUTE TRUSTEE

Traci Yeaman, Tim Worstell, Stephen Mayers, Colette Mayers, Carl Meyers, Leb Kemp, Kelly McDaniel, Israel Curtis, John Sisk, Cary Corenblum, Evan Press, Joshua Sanders, Matthew Hansen, Patricia Poston, Nick Poston, David Poston, David Barry, Anna Sewart, Keith Wolfshohl, Byron Sewart, Helen Henderson or Melissa Kitchen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

EXHIBIT A



PART OF LOTS 1-A AND 52-A, REPLAT OF LOTS 1 THRU 5 AND LOTS 52 THRU 54, BLOCK 8, GLEN COVE, GALVESTON COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT RECORD 18, MAP NO. 905, GALVESTON COUNTY MAP RECORDS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1-A LOCATED ON THE SOUTHERLY LINE OF KNOLLWOOD AVENUE (40' WIDE);

THENCE S 16° 53' 08" E, ALONG THE EASTERLY LINE OF SAID LOT 1-A, A DISTANCE OF 100.00 FEET TO A 3/8" IRON ROD FOUND FOR CORNER;

THENCE N 84° 58' 00" W ALONG THE NORTHERLY LINE OF LOTS 50 AND 51 OF GLEN COVE, A DISTANCE OF 50.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 52-A, FROM WHICH AN IRON PIPE BEARS SOUTHEASTERLY 0.78 FEET;

THENCE S 16° 53' 08" E, ALONG THE EASTERLY LINE OF SAID LOT 52-A AND THE WESTERLY LINE OF LOT 51 OF GLEN COVE, A DISTANCE OF 100.00 FEET TO AN IRON PIPE FOUND ON THE NORTHERLY LINE OF WINN AVENUE (40' WIDE);

THENCE N 84° 58' 00" W, ALONG THE NORTHERLY LINE OF WINN AVENUE, A DISTANCE OF 69.61 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE N 16° 53' 08" W, PARALLEL TO AND 5 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 52-A, A DISTANCE OF 74.01 FEET TO A 1/2" IRON ROD FOUND ON THE COMMON LINE OF LOTS 52-A AND 1-A;

THENCE N 73° 06' 52" E, ALONG THE COMMON LINE OF SAID LOTS 52-A AND 1-A, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 16° 53' 08" W 94.11 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHERLY LINE OF COVE PARK DRIVE (40' WIDE);

THENCE N 59° 22' 56" E, ALONG THE SOUTHERLY LINE OF COVE PARK DRIVE, A DISTANCE OF 37.94 FEET TO A 1/2" IRON ROD FOUND AT THE END OF COVE PARK DRIVE AND THE BEGINNING OF KNOLLWOOD AVENUE;

THENCE S 84° 58' 00" E, ALONG THE SOUTHERLY LINE OF KNOLLWOOD AVENUE, A DISTANCE OF 58.33 FEET TO THE POINT OF BEGINNING.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

FILED

Instrument Number: *FILED2019001754*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 12/30/2019 10:50AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*