

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
HODNETT, JEFFREY AND SHANNON
3232 MEADOW BAY DRIVE, LEAGUE CITY, TX 77573

FHA 493-8083428703
Firm File Number: 18-031368

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 30, 2005, JEFFREY C. HODNETT AND SHANNON R. HODNETT, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 2005064889, rerecorded on March 9, 2006, as Instrument 2006014968 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

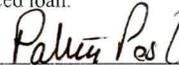
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 3, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of 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:

LOT THREE (3), BLOCK ONE (1) THE MEADOWS IN BAY COLONY, SECTION TWO (2), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT RECORD 18, PAGE 1271 AND 1272 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS.

Property Address: 3232 MEADOW BAY DRIVE
LEAGUE CITY, TX 77573
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
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.

FILED

Instrument Number: *FILED2020000106*

Filing Fee: 23.00

Number Of Pages:2

Filing Date: 01/13/2020 10:07AM

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.*