NOTICE OF SUBSTITUTE TRUSTEE'S SALE

GALVESTON County
Deed of Trust Dated: April 1, 2016
Amount: $176,641.00
Grantor(s): LIONEL JAMES
Original Mortgagee: LOANDEPOT.COM, LLC DBA IMORTGAGE
Current Mortgagee: LOANDEPOT.COM, LLC
Mortgagee Servicer and Address: c/o CENLAR FSB, 425 Phillips Blvd., Ewing, NJ 08618
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property
Recording Information: Document No. 2016020094
Legal Description: LOT THIRTY-ONE (31), IN BLOCK FOUR (4), OF PAINTED MEADOWS SECTION FOUR (4), A SUBDIVISION IN GLAVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED AT PLAT RECORD 201507591 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

Date of Sale: April 7, 2020 between the hours of 10:00 AM and 1:00 PM.
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the GALVESTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN SISK OR ISRAEL CURTIS, TRACI YEAMAN, TIM WORSTELL, KELLY MCDANIEL, LEB KEMP, CARY CORENBLUM, MATTHEW HANSEN, STEPHEN MAYERS, COLETTE MAYERS, EVAN PRESS, JOSHUA SANDERS, DAVID BARRY, CARL MEYERS, PATRICIA POSTON, NICK POSTON, DAVID POSTON, ANNA SEWART, KEITH WOLFSHOHL, BYRON SEWART, HELEN HENDERSON, MELISSA KITCHEN, STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER, JEFF LEVA OR CHAD RAUSCHER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.

KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-001151

Patrin Post
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED

Instrument Number: *FILED2020000148*

Filing Fee: 23.00

Number Of Pages:2

Filing Date: 01/23/2020 9:56AM

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, County Clerk
Galveston County, Texas

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