

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 03/03/2020

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Galveston County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 28, 1998 and recorded in the real property records of Galveston County, TX and is recorded under Clerk's Instrument No. 9836359 with Felipe Betancourt (grantor(s)) and United States National Bank of Galveston mortgage to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Felipe Betancourt, securing the payment of the indebtedness in the original amount of \$42,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Frost Bank, formerly The Frost National Bank, successor by merger with United States National Bank of Galveston is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT THIRTEEN (13) IN THE NORTHWEST BLOCK OF OUTLOT 89 IN THE CITY AND COUNTY OF GALVESTON COUNTY, TEXAS.



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6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Frost Bank, formerly The Frost National Bank, successor by merger with United States National Bank of Galveston
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva, Patricia Poston, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

02/06/2020

Executed on


James E. Albertelli, P.A.
Philip Traynor
Timothy Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75063

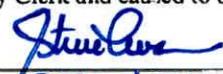
FEBRUARY 10, 2020

Executed on


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff
Leva, Patricia Poston,
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is STEVE LEVA, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on FEBRUARY 10, 2020 I filed at the office of the Galveston County Clerk and caused to be posted at the Galveston County courthouse this notice of sale.



Declarants Name: STEVE LEVA
Date: FEB 10, 2020

FILED

Instrument Number: *FILED2020000253*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 02/10/2020 12:26PM

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.*