

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 085170-TX

Date: June 8, 2020

County where Real Property is Located: Galveston

ORIGINAL MORTGAGOR: MONTE DAVIS HUSBAND AND WIFE, ALONA DAVIS  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR CITADEL SERVICING  
CORPORATION, ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: THE RICHARD C. LEONARD TRUST, AS TO AN UNDIVIDED 44.207%;  
NAVIEVE FINANCIAL CORPORATION PROFIT SHARING PLAN, AS  
TO AN UNDIVIDED 55.792%  
MORTGAGE SERVICER: CITADEL SERVICING CORPORATION

DEED OF TRUST DATED 10/27/2014, RECORDING INFORMATION: Recorded on 10/29/2014, as Instrument  
No. 2014061572

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FOUR (4), IN BLOCK THREE (3), OF MAR  
BELLA, SECTION 10-C, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT RECORD 2013-A, MAP NUMBER 39 OF THE  
MAP RECORDS OF GALVESTON COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/7/2020**, the foreclosure sale will be conducted in  
**Galveston** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

CITADEL SERVICING CORPORATION is acting as the Mortgage Servicer for THE RICHARD C. LEONARD  
TRUST, AS TO AN UNDIVIDED 44.207%; NAVIEVE FINANCIAL CORPORATION PROFIT SHARING  
PLAN, AS TO AN UNDIVIDED 55.792% who is the Mortgagee of the Note and Deed of Trust associated with the  
above referenced loan. CITADEL SERVICING CORPORATION, as Mortgage Servicer, is representing the  
Mortgagee, whose address is:

THE RICHARD C. LEONARD TRUST, AS TO AN UNDIVIDED 44.207%; NAVIEVE FINANCIAL  
CORPORATION PROFIT SHARING PLAN, AS TO AN UNDIVIDED 55.792%  
c/o CITADEL SERVICING CORPORATION  
15707 ROCKFIELD BLVD, SUITE 320  
IRVINE, CA 92618



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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.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER, JEFF LEVA, PATRICIA POSTON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

**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.**

By:   
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Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

**FILED**

Instrument Number: *FILED2020000730*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 06/15/2020 12:49PM

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*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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