6807 SHARON LN
HITCHCOCK, TX 77563

0000009031154

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: August 04, 2020

   Time: The sale will begin at 10:00 AM or not later than three hours after that time.

   Place: LOBBY, GALVESTON COUNTY COURTHOUSE, 722 MOODY (21ST ST.), 1ST FLOOR, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale**. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 1995 and recorded in Document CLERK'S FILE NO. 9538883 real property records of GALVESTON County, Texas, with CLARENCE M PRICE AND JESSIE B PRICE, grantor(s) and JIM WALTER HOMES, INC., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by CLARENCE M PRICE AND JESSIE B PRICE, securing the payment of the indebtednesses in the original principal amount of $72,545.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601

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.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER, OR JEFF LEVA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is Patrun Post, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7.13.2020 I filed at the office of the GALVESTON County Clerk and caused to be posted at the GALVESTON County courthouse this notice of sale.

Patrun Post

Declarants Name: Patrun Post

Date: 7.13.2020

EXHIBIT "A"

PART OF THE WILLIE HARRIS TRACT IN THE HENRY DILLARD SURVEY #5, IN GALVESTON COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE POINT IN THE EASTERLY LINE OF THE WILL HARRIS TRACT OUT OF THE H. DILLARD SURVEY, WHICH POINT IS NORTH 15 DEG. 31 MIN. EAST, A DISTANCE OF 181.1 FEET FROM THE NORTHERLY RIGHT OF WAY LINE OF OLD HIGHWAY 58;

THENCE FROM SAID BEGINNING POINT, NORTH 75 DEG. 03 MIN. WEST, A DISTANCE OF 97.56 FEET TO A POINT OF CORNER;

THENCE NORTH 14 DEG. 57 MIN. EAST AND PARALLEL WITH THE WESTERLY LINE OF SAID HARRIS TRACT A DISTANCE OF 85.95 FEET TO A POINT FOR CORNER;

THENCE SOUTH 75 DEG. 03 MIN. EAST, A DISTANCE OF 98.41 FEET TO A POINT IN THE EASTERLY LINE OF SAID HARRIS TRACT;

THENCE SOUTH 15 DEG. 31 MIN. WEST, ALONG AND WITH THE EASTERLY LINE OF SAID TRACT A DISTANCE OF 85.95 FEET TO THE PLACE OF BEGINNING.

FILED

Instrument Number: *FILED2020000818*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 07/13/2020 10:05AM

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.*