

#172

FILED FOR RECORD
At 3:57 O'clock P.M

APR 17 2019

C&S No. 44-18-3372 / Home Equity / No / FILE NOS
Cenlar FSB

NOTICE OF TRUSTEE'S SALE VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Barbara Kemeel, Deputy

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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: September 07, 2017

Grantor(s): Mitchell E. Edwards, Jr. and wife, Mildred O. Edwards

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Royal United Mortgage LLC., its successors and assigns

Recording Information: Vol. 1662, Page 485, or Clerk's File No. 00289641, in the Official Public Records of GRIMES County, Texas.

Current Mortgagee: Citizens Bank, N.A.

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department, 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.

Legal Description:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATED IN THE CITY OF NAVASOTA, GRIMES COUNTY, TEXAS, AND BEING LOTS NOS. FOUR (4) AND FIVE (5), BLOCK NO. SEVENTY-ONE (71), OF THE FELDER ADDITION TO THE CITY OF NAVASOTA, GRIMES COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 516, ANY AND ALL CASEMENTS, SET-BACK LINES AND ALL OTHER MATTERS AS SHOWN OR INDICATED ON PLAT OF FELDER ADDITION OF RECORDS IN VOLUME 37, PAGE 516, DEED RECORDS OF GRIMES COUNTY, TEXAS.

Date of Sale: 06/04/2019 Earliest Time Sale Will Begin: 12:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Pete Florez, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

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.



Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the GRIMES County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

Executed on this the 16th day of April, 2019.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

Nicole M. Barte, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:
Printed Name: Pete Florez

C&S No. 44-18-3372 / Home Equity / No
Cenlar FSB

Filed for Record in:
Grimes County
On: Apr 17, 2019 at 03:57P
As a NOTICE

Amount 8.00
Receipt Number - 103164
By: Barbara Kimich

STATE OF TEXAS COUNTY OF GRIMES
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Grimes County
as stamped hereon by me.
Apr 17, 2019

Vanessa Burzynski, Grimes County Clerk
Grimes County

Filed for Record in:
Grimes County
On: Apr 17, 2019 at 03:57P
As a POSTING

Amount 3.00
Receipt Number - 103164
By: Barbara Kimich

STATE OF TEXAS COUNTY OF GRIMES
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Vanessa Burzynski, Grimes County Clerk
Grimes County