

#37

FILED FOR RECORD

At 8:55 O'clock A.M

APR 24 2019

VANESSA BURZYNSKI  
COUNTY CLERK, GRIMES COUNTY, TX  
By Barbara Kuncel, Deputy

608 RAILROAD ST  
NAVASOTA, TX 77868

00000008489676

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: June 02, 2020

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: SOUTH DOOR (ALSO KNOWN AS THE FRONT DOOR) OF THE GRIMES COUNTY COURTHOUSE 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 November 23, 2009 and recorded in Document VOLUME 1326, PAGE 200 real property records of GRIMES County, Texas, with JASON EDWARDS, grantor(s) and WALTER MORTGAGE COMPANY, LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JASON EDWARDS, securing the payment of the indebtednesses in the original principal amount of \$44,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST VII 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 hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, RENEE SPEIGHT, JULIAN PERRINE, AMY OIAN, CATRENA WARD, MATTHEW HANSEN, MARYNA DANIELIAN, DANA DENNEN, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the GRIMES County Clerk and caused to be posted at the GRIMES County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

608 RAILROAD ST  
NAVASOTA, TX 77868

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GRIMES



LEGAL DESCRIPTION BEING 0.166 ACRES OF LAND, BEING THE SOUTH 1/2 OF LOT 3 AND THE NORTH 33.00 FEET OF LOT 4 IN BLOCK 18 OF THE HOUSTON AND TEXAS CENTRAL RAILWAY COMPANY SURVEY OF THE CITY OF NAVASOTA, GRIMES COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO WILLIAM ROBERT HARTER AND WIFE, DIANA SANCHEZ HARTER RECORDED IN VOLUME 688, PAGE 394 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS.



\*VG-1576-2020-37\*

Grimes County  
Vanessa Burzynski  
Grimes County Clerk

Instrument Number: 37

Foreclosure Posting

Recorded On: April 24, 2020 08:55 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 37  
Receipt Number: 20200424000007  
Recorded Date/Time: April 24, 2020 08:55 AM  
User: Barbara K  
Station: Clerk01

**Record and Return To:**

BARRETT, DAFFIN, FRAPPIER, TURNER & ENGEL, LLP  
4004 BELT LINE RD SUITE 100  
ADDISON TX 75001



STATE OF TEXAS  
Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski  
Grimes County Clerk  
Grimes County, TX

*Vanessa Burzynski*