

716 AVE C
ANSON, TX 79501

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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: October 06, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 August 02, 2013 and recorded in Document VOLUME 378, PAGE 699 real property records of JONES County, Texas, with WILLIAM D EDWARDS AND CELESTINE A POPE, grantor(s) and GREEN TREE SERVICING LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM D EDWARDS AND CELESTINE A POPE, securing the payment of the indebtednesses in the original principal amount of \$35,000.00, 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



POSTED NOTICE
DATE 8/6/20 **TIME** 2:40pm
Lee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: *Amber Jozeau*

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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 TERRY BROWDER, MARSHA MONROE, OR LAURA BROWDER 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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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JONES

EXHIBIT "A"

BEING 2.347 ACRES OF LAND DESCRIBED BY FIELD NOTES AND A PART OF SURVEY NO. 2, BLOCK 1, OF T.N. & C. RR COMPANY SURVEYS JONES COUNTY, TEXAS. THIS TRACT BEING OIUT THE NE CORNER OF A 14.25 ACRE TRACT DESCRIBED IN VOL. 17, PAGE 307, OF THE DEED RECORDS OF JONES COUNTY, TEXAS.

BEGINNING AT A POINT IN THE EAST LINE OF AVE. C OF THE TOWN OF ANSON, JONES COUNTY, TEXAS, 100 FT. NORTH OF THE NORTH BOUNDARY LINE OF 8TH ST. FOR THE SE CORNER OF THIS TRACT; THENCE W. PARALLEL WITH THE NORTH BOUNDARY LINE OF 8TH ST. FOR 320.0 FT. TO A POINT FOR THE SW CORNER OF THIS TRACT;

THENCE NORTH; PARALLEL WITH THE W. BOUNDARY LINE OF AVE. C FOR 319.5 FT. TO A POINT IN THE NORTH LINE OF AFORESAID 14.25 ACRE TRACT FOR THE NW CORNER OF THIS TRACT;

THENCE E, WITH THE NORTH LINE OF SAID 14.25 ACRE TRACT FOR 320.FT. TO A POINT IN THE W. BOUNDARY LINE OF AVE. C FOR THE NE CORNER OF THIS TRACT;

THENCE S. WITH THE WEST BOUNDARY LINE OF AVE. C FOR 319.5 FT. TO THE PLACE OF BEGINNING.