

1855 CAMPBELL RD
WINNIE, TX 77665

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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: April 06, 2021

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

Place: THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS 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 22, 1997 and recorded in Document VOLUME 97-345, PAGE 237 real property records of CHAMBERS County, Texas, with NATHAN J JOHNSON AND BRENDA M JOHNSON, grantor(s) and JIM WALTER HOMES, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NATHAN J JOHNSON AND BRENDA M JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$48,620.00, 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

UG-165-2021-3901



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, TOMMY JACKSON, RON HARMON, KEATA SMITH, KEVIN MCCARTHY, BEATRICE CARRILLO, OR GILBERT ARSIAGA 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 Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-11-21 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 3-11-21

EXHIBIT "A"

TRACT I:

BEING A PART OF THE N.W. GREGORY SURVEY, ABST. 651 AND A PART OF THE LAND ADJUDGED TO THE GRANTOR IN CAUSE NUMBER 5516 ON THE CIVIL DOCKET THEREOF, STYLED JOSE POMPEYO J. MATA VS. CIRILO RANGEL, ET AL, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING OUT OF AND A PART OF BLOCK SIX OF GILL'S ADDITION TO THE TOWN OF STOWELL AS SHOWN BY THE MAP OF SAID ADDITION IN VOLUME 6, PAGE 00 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, THE PART OF SAID BLOCK OF GILL'S ADDITION BEING HEREBY CONVEYED BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 6 OF GILL'S ADDITION;

THENCE SOUTH WITH THE WEST BOUNDARY LINE OF SAID BLOCK 115 FEET FOR CORNER;

THENCE EAST AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID BLOCK 6, 130 FEET TO A POINT FOR CORNER;

THENCE NORTH AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID BLOCK 6 A DISTANCE OF 115 FEET FOR CORNER;

TEHNCE WEST WITH THE NORTH BOUNDARY LINE OF SAID BLOCK 6 A DISTANCE OF 130 FEET TO THE PLACE OF BEGINNING.

THENCE WEST 3 FEET TO THE LAND HEREBY CONVEYED IS SUBJECT TO A RIGHT OF WAY FOR ROAD PURPOSES FOR THE EXISTING ROAD.

**FILED FOR RECORD IN:
Chambers County
On: 3/11/2021 8:55:45 AM
Doc Number: 2021-3001
Number of Pages: 3
Amount: 10.00
Order#: 20210311000006
By: AM**



Heather M. Hawthorne, County Clerk

Recorded: Quae Martin