



VG-1443-2020-2002659

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2002659

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: August 26, 2020 12:42 PM

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: 2002659
Receipt Number: 20200826000006
Recorded Date/Time: August 26, 2020 12:42 PM
User: Melissa S
Station: Clerk Station

Record and Return To:

TEXAS TRUSTEE & TITLE LLC
PO BOX 6449
HOT SPRINGS NATIONAL PARK AR 71902



STATE OF TEXAS
COUNTY OF FREESTONE

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 Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

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 10:00 AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) 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 September 21, 1996 and recorded in Document VOLUME 0996, PAGE 226 real property records of FREESTONE County, Texas, with CORENE TIPPIN, grantor(s) and JIM WALTER HOMES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CORENE TIPPIN, securing the payment of the indebtednesses in the original principal amount of \$48,910.00, 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 hereby remove the original trustee and all successor substitute trustees and appoints in their stead LORI GARNER, MOLLIE MCCOSLIN ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, OR RONNIE HUBBARD 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08/24/2020 I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 08/24/2020

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE L. TIGNOR SURVEY, A-616, A JUNIOR SURVEY IN J.Y. AQUILERA XI LEAGUE GRANT, A-2, FREESTONE COUNTY, TEXAS, BEING 1.00 ACRE OF LAND OUT OF A CALLED 40 ACRE TRACT DESCRIBED IN DEED FROM DANIEL TURNER, ET UX TO WILLIS BONNER, ET UX RECORDED IN VOLUME 206, PAGE 339, DEED RECORDS FREESTONE COUNTY, TEXAS. SAID ONE ACRE TRACT DESCRIBED TO WIT:

BEGINNING AT A 1/2" IRON ROD AND CAP, RPLS/MJR/1858, SET FOR THIS NORTHEAST CORNER IN THE SOUTHERLY RIGHT OF WAY OF FM ROAD 489, (100' R.O.W.) SAID POINT BEARS SOUTH 65" WEST, APPROXIMATELY 730 FEET FROM THE INTERSECTION OF SAID RIGHT OF WAY OF THE MIDDLE OF F.C. ROAD 261 AND ALSO BEARS SOUTH 65" WEST, 430.0 FEET FROM A 12" BOIS D ARC FENCE CORNER AT CROSS FENCE;

THENCE SOUTH 25 DEGREES EAST, 217.80 FEET TO A 1/2" IRON ROD AND CAP SET IN FIELD FOR CORNER;

THENCE SOUTH 65 DEGREES WEST, 200.0 FEET TO A 1/2" IRON ROD AND CAP IN FIELD FOR CORNER;

THENCE NORTH 25 DEGREES WEST, 217.80 FEET TO A 1/2" IRON ROD AND CAP SET IN THE SOUTHERLY RIGHT OF WAY FM ROAD 489 FOR CORNER;

THENCE NORTH 65 DEGREES EAST, 200.0 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.