

FILED
THE 10 DAY OF August, 2020
AT O'CLOCK 12:00 PM
SHIRLEY GRAHAM
COUNTY DIST. CLERK, IRION COUNTY, TX
BY Ashe
DEPUTY
0000009051848

201 N COMMERCE
MERTZON, TX 76941

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 FRONT STEPS ON THE EAST SIDE OF THE IRION 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 04, 2011 and recorded in Document CLERK'S FILE NO. 20110028226 real property records of IRION County, Texas, with RUSTY SUGHRUE AND BEVERLY SUGHRUE, grantor(s) and WALTER MORTGAGE COMPANY, LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RUSTY SUGHRUE AND BEVERLY SUGHRUE, securing the payment of the indebtednesses in the original principal amount of \$29,000.00, 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



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 SHELLEY NAIL, DONNA TROUT, OR KRISTINA MCCRARY 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.

Il sb

Israel Saucedo

Certificate of Posting

My name is Shelley Nail, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-10-2020 I filed at the office of the IRION County Clerk and caused to be posted at the IRION County courthouse this notice of sale.

Shelley Nail

Declarants Name: Shelley Nail

Date: 6-10-2020

EXHIBIT "A"

ALL OF LOT 12, IN BLOCK NO. 116, AS IS SHOWN BY THE MAP TO SAID TOWN WHICH IS OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF IRION COUNTY, TEXAS.

BEING PARTS OF LOTS NO. 13 AND 14 IN BLOCK NO. 116, DESCRIBED BY FIELD NOTES AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID BLOCK NO. 116; THENCE WEST WITH THE SOUTH LINE OF OF NO. 14, 117 FEET TO STAKE; THENCE NORTH 58.83 FEET TO THE NORTH LINE OF NO. 13, SAME BEING THE SOUTH LINE OF NO. 12; THEN EAST 117 FEET; THENCE SOUTH 58.83 FEET TO THE PLACE OF BEGINNING.