

20-00040 NOTTS
07/23/2020 11:47:12 AM Total Pages: 4 Fee: 3.00
Gina Champion, County Clerk - Medina County, TX

3973 CR 467
DEVINE, TX 78016

0000009029422

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: September 01, 2020

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

Place: THE AREA IN FRONT OF THE NORTH DOOR OF THE MEDINA 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 June 30, 1994 and recorded in Document VOLUME 227, PAGE 790 real property records of MEDINA County, Texas, with CHRIS K FOWLER AND CINDY J FOWLER, grantor(s) and JIM WALTER HOMES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHRIS K FOWLER AND CINDY J FOWLER, securing the payment of the indebtednesses in the original principal amount of \$93,630.00, 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ INVENTORY TRUST 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 TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, TERRI MARTIN, OR ALEXIS MARTIN 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 Nancy Gomez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7/23/20 I filed at the office of the MEDINA County Clerk and caused to be posted at the MEDINA County courthouse this notice of sale.

Declarants Name: Nancy Gomez
Date: 7/23/20

EXHIBIT "A"

FIELD NOTES OF A 2.000 ACRE TRACT OF LAND SITUATED IN MEDINA COUNTY, TEXAS OUT OF THE WILLIAM J. SANDERS SURVEY NO. 55 1/2, ABSTRACT 1185, AND BEING PART OF THAT 7.47 ACRE TRACT CONVEYED TO TRAVIS FOWLER BY WILL IN FILE NO. 3250, PROBATE RECORDS OF MEDINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4" X 4" CONCRETE MONUMENT FOUND AT FENCE CORNER IN THE EAST LINE OF COUNTY ROAD 467 (BIRY-DUNLAY ROAD), BEING THE SOUTHWEST CORNER OF SAID 7.47 ACRE TRACT AND THIS TRACT;

THENCE N 01 DEG. 09' 21" W. 163.80 FEET ALONG THE EAST LINE OF COUNTY ROAD 467 TO A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 89 DEG. 30' 02" E. 533.93 FEET ACROSS SAID 7.47 ACRE TRACT TO A 1/2" IRON PIN SET IN THE EAST LINE OF SAID 7.47 ACRE TRACT, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00 DEG. 15' 23" W. 163.80 FEET ALONG THE EAST LINE OF SAID 7.47 ACRE TRACT TO A 4" X 4" CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID 7.47 ACRE TRACT AND THIS TRACT;

THENCE S 89 DEG. 30' 02" W. 529.89 FEET WITH FENCE ALONG THE SOUTH LINE OF SAID 7.47 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND ACCORDING TO A SURVEY MADE ON THE GROUND.

FILED AND RECORDED

Instrument Number: 20-00040

Filing and Recording Date: 07/23/2020 11:47:12 AM Pages: 4 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



A handwritten signature in cursive script that reads "Gina Champion".

Gina Champion, County Clerk
Medina County, Texas

Filed By Delia Colon Deputy