

311 W WIND CANYON LN
KATY, TX 77493

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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: December 04, 2018

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

Place: THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER 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 January 14, 2017 and recorded in Document CLERK'S FILE NO. 1700572 real property records of WALLER County, Texas, with ERIC RICE AND KARLA PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ERIC RICE AND KARLA PEREZ, securing the payment of the indebtednesses in the original principal amount of \$583,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HOMEBRIDGE FINANCIAL SERVICES, INC. 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. NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE MAILSTOP 015
GREENVILLE, SC 29601

Megan L. Randle

DEBBY JURASEK, MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

4004 Belt Line Road, Suite 100

Addison, Texas 75001

Certificate of Posting

My name is *Megan L. Randle* and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on *11/09/18* I filed at the office of the WALLER County Clerk and caused to be posted at the WALLER County courthouse this notice of sale.

Declarants Name: _____

Date: _____



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EXHIBIT "A"

TAX ID NUMBER(S): 194680

LAND SITUATED IN THE CITY OF KATY IN THE COUNTY OF WALLER IN THE STATE OF TX

LOT SEVEN (7), IN BLOCK ONE (1) OF REMINGTON TRAILS, SECTION THREE (3), A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 658, PAGE 396 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

COMMONLY KNOWN AS: 311 W WIND CANYON LN, KATY, TX 77493



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FILED AND RECORDED

Instrument Number: 18-086

Filing and Recording Date: 11/09/2018 10:16:35 AM Pages: 3 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Donna Sheridan, Deputy

Returned To: