

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: November 03, 2020

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

Place: FOYER OF THE AUSTIN 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 11, 2003 and recorded in Document CLERK'S FILE NO. 033856 real property records of AUSTIN County, Texas, with RANDY SIPTAK AND DONALD G SIPTAK AND MILDRED SIPTAK, grantor(s) and CENTEX HOME EQUITY COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RANDY SIPTAK AND DONALD G SIPTAK AND MILDRED SIPTAK, securing the payment of the indebtednesses in the original principal amount of \$49,875.00, 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 FOR THE NRZ PASS-THROUGH TRUST XIV 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:

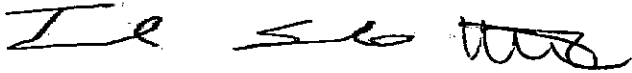
c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601

2020-0016



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.

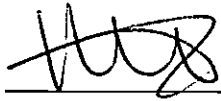
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, RENEE SPEIGHT, JULIAN PERRINE, AMY OIAN, CATRENA WARD, MATTHEW HANSEN, MARYNA DANIELIAN, DANA DENNEN, EBBIE MURPHY MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK 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 Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09/25/2020 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.



Declarants Name: Megan L. Randle

Date: 09/25/2020

2020-0016

EXHIBIT "A"

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 0.8365 ACRES LOCATED N THE GEORGE GRIMES SURVEY, A-44, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING A PORTION OF THE CALLED 1.500 ACRE TRACT THAT IS DESCRIBED IN A DEED TO SADIE A. SIPTAK AS RECORDED IN VOLUME 415, PAGE 285 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.0 ACRE TRACT THAT IS DESCRIBED IN A DEED TO SADIE SIPTAK. AS RECORDED IN VOLUME 234, PAGE 136 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 0.8365 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND AT A FENCE CORNER POST IN THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 159 (100 FT. R.O.W.) AND BEING THE SOUTHEAST CORNER OF THE RESIDUE OF THE CALLED 45.75 ACRE TRACT DESCRIBED IN A DEED TO JERRY JANOSKY AS RECORDED IN VOLUME 174, PAGE 53 D.R.A.C.T. AND BEING THE SOUTHWEST CORNER OF THE CALLED 1.500 ACRE TRACT MENTIONED ABOVE AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 44 DEGREES 51' E. WITH THE COMMON LINE WITH THE JANOSKY TRACT AND GENERALLY WITH A BARBWIRE FENCE, A DISTANCE OF 411.48 FEET (CALLED N. 43 DEGREES 00' E, 412.80 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE 1.108 ACRE TRACT DESCRIBED IN A DEED TO MELVIN FLENTGE AS SURVEYED ON DECEMBER 11, 1995 AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 11 DEGREES 53' 35" W, WITH THE WEST LINE OF THE 0.8365 ACRE TRACT DESIGNATED AS TRACT 2 AND SURVEYED AND DESCRIBED THIS DAY, A DISTANCE OF 259.46 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT;

THENCE S 03 DEGREES 11' 52" W, CONTINUING WITH THE COMMON LINE WITH TRACT 2 A DISTANCE OF 71.45 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF STATE HIGHWAY 159 AND BEING ON A CURVE IN SAID ROAD RIGHT-OF-WAY AND BEING THE SOUTHWEST CORNER OF TRACT 2, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 159 AND WITH SAID CURVE TO THE RIGHT, WHICH HAS A CENTRAL ANGLE OF 00 DEGREES 20' 47", RADIUS OF 5684.58 FEET, ARC LENGTH OF 34.36 FEET, AND CHORD BEARS N 84 DEGREES 49' 54" W, 34.36 FEET, TO A 1/2" IRON ROD SET FOR AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY OF SAID HIGHWAY;

THENCE W 43 DEGREES 57' 30" N, WITH THE ORIGINAL DIVISION LINE BETWEEN THE 1.500 ACRE TRACT AND THE CALLED 1.0 ACRE TRACT, A DISTANCE OF 6.40 FEET TO A CONCRETE HIGHWAY MONUMENT (BENT) AND BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 159 AND WITH A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 02 DEGREES 01' 15", RADIUS OF 5679.58 FEET, ARC LENGTH OF 200.33 FEET AND CHORD BEARS N 83 DEGREES 41' 18" W, 200.32 FEET (CALLED N 54 DEGREES 57' 54" W, 200.76 FEET) TO THE PLACE OF BEGINNING AND CONTAINING 0.8365 ACRES.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED FEBRUARY 26, 2002, FROM EARNESTINE ELDER TO DONALD G. SIPTAK AND WIFE, MILDRED SIPTAK, FILED UNDER CLERK'S FILE NO. 0021555, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS.

TRACT 2:

ALL THAT TRACT OF PARCEL OF LAND CONSISTING OF 0.8365 ACRES LOCATED IN THE GEORGE GRIMES SURVEY, A-44, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING A PORTION OF THE CALLED 1.500 ACRE TRACT THAT IS DESCRIBED IN A DEED TO SADIE A. SIPTAK AS RECORDED IN VOLUME 415, PAGE 285 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.0 ACRE TRACT THAT IS DESCRIBED IN A DEED

TO SADIE A. SIPTAK AS RECORDED IN VOLUME 234, PAGE 136 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 0.8365 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A FENCE CORNER POST AND BEING IN THE EAST LINE OF THE RESIDUE OF THE CALLED 46.75 ACRE TRACT DESCRIBED IN A DEED TO JERRY JANOSKY AS RECORDED IN VOLUME 174, PAGE 53 D.R.A.C.T. AND BEING THE SOUTHWEST CORNER OF THE 1.108 ACRE TRACT BELONGING TO MELVIN FLONTGE AS SURVEYED ON DECEMBER 11, 1995 AND SAID ROD BEING THE NORTH WEST CORNER OF THE CALLED 1.500 ACRE PARENT TRACT AND THE NORTH CORNER OF TRACT 1, A 0.8365 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 84 DEGREES 02' 19" E, WITH THE SOUTH LINE OF THE PLANTGE TRACT AND GENERALLY WITH A BARBWIRE FENCE, A DISTANCE OF 115.24 FEET (CALLED BRG. S 84 DEGREES 57' 54" E) TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THE 0.8365 ACRE TRACT THAT HAS BEEN DESIGNATED AS TRACT 3 AND SURVEYED AND DESCRIBED THIS DAY, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 14 DEGREES 11' 57" W, WITH THE COMMON LINE WITH TRACT 3, A DISTANCE OF 218.01 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT IN TRACT 3 AND IN THE HEREIN DESCRIBED TRACT;

THENCE S 03 DEGREES 11' 52" W, CONTINUING WITH THE COMMON LINE WITH TRACT 3, A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF STATE HIGHWAY 159 AND BEING THE SOUTHWEST CORNER OF TRACT 3, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 159 AND WITH A CURVE THE RIGHT, WHICH HAS A CENTRAL ANGLE TO 01 DEGREES 08' 06", RADIUS OF 5684.58 FEET, ARC LENGTH OF 112.60 FEET, AND CHORD BEARS N 85 DEGREES 34' 20" W, 112.60 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF TRACT 1 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 03 DEGREES 11' 52" E, WITH THE COMMON LINE WITH TRACT 1, A DISTANCE OF 71.45 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT;

THENCE N 11 DEGREES 53' 35" E, CONTINUING WITH THE COMMON LINE WITH TRACT 1, A DISTANCE OF 259.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.8365 ACRES.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED AUGUST 4, 1997, FROM SADIE A. SIPTAK TO DONALD G. SIPTAK AND WIFE, MILDRED SIPTAK, RECORDED IN VOLUME 783, PAGE 370, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS.

FILED

2020 SEP 25 AM 10:32

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2020-0016