

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No 154081-TX

Date September 11, 2026

County where Real Property is Located Harris

ORIGINAL MORTGAGOR LEE MITCHELL, AN UNMARRIED MAN

ORIGINAL MORTGAGEE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR DECISION ONE MORTGAGE
COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY,
N A AS SUCCESSOR TO JPMORGAN CHASE BANK, N A, AS
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.,
MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2006-SP1

MORTGAGE SERVICER NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 8/15/2005, RECORDING INFORMATION Recorded on 8/23/2005, as Instrument No
Y712697 in Book RP-010-38 Page 0853

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION) LOT 161, BLOCK 4, OF PELHAM PLACE FIRST
SECTION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT
THEREOF RECORDED IN VOLUME 22, PAGE 16, OF THE MAP RECORDS OF HARRIS COUNTY,
TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/3/2026, the foreclosure sale will be conducted in
Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for THE BANK OF NEW
YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST
COMPANY, N A AS SUCCESSOR TO JPMORGAN CHASE BANK, N A, AS TRUSTEE FOR RESIDENTIAL
ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2006-SP1 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan.
NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose
address is



Matter No 154081-TX

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N A AS SUCCESSOR TO JPMORGAN CHASE BANK, N A , AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC , MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-SP1

c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601

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 property securing the above referenced loan

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618

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

By Hollis Hamilton

Hollis Rose Hamilton, Attorney

Aldridge Pite, LLP

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San Diego, California 92108

Return to:

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