

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 9, 2021, SCOTT MCCORMICK JR, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2021010835 in the DEED OF TRUST OR REAL PROPERTY RECORDS of GALVESTON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Galveston County Courthouse, 722 Moody, Galveston, TX 77550 in **GALVESTON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: THE SURFACE ONLY OF THE SOUTH ONE HUNDRED FORTY-FIVE (145) FEET OF THE WEST THREE HUNDRED (300) FEET OF OUTLOT FOUR HUNDRED SIXTY-ONE (461) OF ALTA LOMA OUTLOTS, IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 113, PAGE 39 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

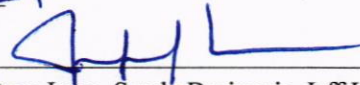
Property Address: 7934 ZARO ROAD, SANTA FE, TX 77510
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 12th day of Jan. 2024


Steve Leva, Sandy Dasigenis, Jeff Leva, Patricia Poston, David Poston, Nick Poston, Chris Poston, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED

Instrument Number: *FILED2024000051*

Filing Fee: 2.00

Number Of Pages: 2

Filing Date: 01/12/2024 11:10AM

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



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*