

**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.: 120261-TX

Date: February 1, 2024

County where Real Property is Located: Galveston

ORIGINAL MORTGAGOR: CHRISTOPHER CHARLES WEED AND CANDICE MARIE WEED,  
HUSBAND AND WIFE AND JERRY DEAN WEED AND KATHY ANN  
WEED, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR HOMETRUST MORTGAGE  
COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE  
FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK  
TRANSFER TRUST, SERIES 2023-1

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

DEED OF TRUST DATED 10/30/2018, RECORDING INFORMATION: Recorded on 10/31/2018, as Instrument  
No. 2018065544

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT THIRTY-FIVE (35) AND THE WEST 15  
FEET OF LOT THIRTY-FOUR (34), OF HERBERT BROUGHTON SUBDIVISION, A SUBDIVISION IN  
GALVESTON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN  
VOLUME 238, PAGE 78, OF THE MAP RECORDS AND HAVING BEEN TRANSFERRED TO PLAT  
RECORD 11, MAP NO. 35, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/2/2024**, the foreclosure sale will be conducted in  
**Galveston** 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 FEDERAL HOME  
LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC  
SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2023-1 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.: 120261-TX

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE  
FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2023-1  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
601 Office Center Drive Suite 100  
Fort Washington, PA 19034

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 CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, STEPHEN MAYERS, COLETTE MAYERS, MATTHEW HANSEN, RAMIRO CUEVAS, EVAN PRESS, JAMI GRADY, AMY OIAN, AUCTION.COM, PATRICIA POSTON, NICK POSTON, DAVID POSTON, ANNA SEWART, DAVID BARRY, BYRON SEWART, CHRIS POSTON, AUSTIN DUBOIS, STEVE LEVA, SANDY DASIGENIS, JEFF LEVA, PAUL A. HOEFKER** 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 Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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:   
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Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036



**FILED**

Instrument Number: *FILED2024000166*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 02/08/2024 11:17AM

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*

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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.*