

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: TRACT 1:

A TRACT OF LAND BEING 1.121 ACRES OUT A 4.086 ACRE TRACT OF LAND, ALL OUT OF LOT 280 OF GULF COAST DEVELOPMENT COMPANY'S SUBDIVISION, A.K.A. THAMAN'S SECOND SUBDIVISION, IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 231, PAGE 413 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS; SAID 4.086 ACRE TRACT OF LAND DESCRIBED AND RECORDED UNDER GALVESTON COUNTY CLERK FILE NUMBER 2016006680; SAID 1.121 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 3/4 INCH IRON PIPE FOUND IN THE CENTERLINE OF SHOUSE ROAD (50 FOOT WIDE) AT THE SOUTHEAST CORNER OF SAID LOT 280 AND 4.086 ACRE TRACT;

THENCE SOUTH 88 DEGREES 04 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 280, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT SAVE AND EXCEPT TRACT;

THENCE NORTH 1 DEGREES 55 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID SAVE AND EXCEPT TRACT, A DISTANCE OF 80.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 04 MINUTES 38 SECONDS WEST, A DISTANCE OF 237.37 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 1 DEGREES 55 MINUTES 22 SECONDS WEST, A DISTANCE OF 210.20 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 44 MINUTES 22 SECONDS EAST, A DISTANCE OF 237.54 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE WEST LINE OF SAID SAVE AND EXCEPT TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 1 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 201.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.121 ACRES (OR 48.831 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2:

A TRACT OF LAND BEING 0.207 ACRES OUT OF AND A PART OF SHOUSE ROAD (50 FOOT WIDE) AND BEING OUT OF LOTS 280 AND 281 OF THURMAN'S SECOND ADDITION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 231, PAGE 413, OF THE GALVESTON COUNTY DEED RECORDS, SAID 0.207 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "RPLS 40026" FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GALVESTON COUNTY DRAINAGE DISTRICT NO. 1 AS DESCRIBED IN GALVESTON COUNTY'S CLERKS FILE NO. 2015038523 AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID SHOUSE ROAD;

THENCE SOUTH 1 DEGREES 55 MINUTES 22 SECONDS EAST (CALLED SOUTH 1 DEGREES 55 MINUTES 41 SECONDS EAST), ALONG AND WITH EAST RIGHT-OF-WAY LINE OF SAID SHOUSE ROAD, A DISTANCE 180.40 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 04 MINUTES 38 SECONDS WEST (CALLED SOUTH 88 DEGREES 04 MINUTES 19 SECONDS WEST), A DISTANCE OF 50.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE WEST RIGHT-OF-WAY LINE OF SAID SHOUSE ROAD;

THENCE NORTH 1 DEGREES 55 MINUTES 22 SECONDS WEST (CALLED NORTH 1 DEGREES 55 MINUTES 4 SECONDS WEST), ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SHOUSE ROAD, A DISTANCE OF 181.09 FEET (CALLED 180.96 FEET) TO 1/2 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE BRAZOS RIVER AUTHORITY DESCRIBED IN VOLUME 777, PAGE 60, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS; A 1/2 INCH IRON ROD WAS FOUND WHICH BEARS NORTH 75 DEGREES 01 MINUTES EAST 1.17 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 22 SECONDS EAST (CALLED SOUTH 89 DEGREES 44 MINUTES 42 SECONDS EAST), ALONG THE SOUTH LINE OF SAID BRAZOS RIVER AUTHORITY TRACT, A DISTANCE OF 25.02 FEET A 1/2 INCH IRON ROD FOUND IN THE CENTERLINE OF SAID SHOUSE ROAD;

THENCE NORTH 87 DEGREES 09 MINUTES 19 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BRAZOS RIVER AUTHORITY TRACT, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.207 ACRES (OR 9.017 SQUARE FEET) OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/25/2021 and recorded in Document 2021046689 real property records of Galveston County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 09/03/2024

Time: 01:00 PM

Place: Galveston County, Texas at the following location: OUTSIDE THE WEST ENTRANCE TO THE GALVESTON COUNTY COURTHOUSE, 722 MOODY, GALVESTON, TEXAS 77550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

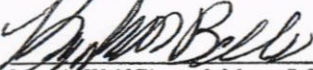
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section

51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by JOHNNY MCGEE AND SHONI MICHELLE MCGEE, provides that it secures the payment of the indebtedness in the original principal amount of \$340,862.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Galveston County Clerk and caused it to be posted at the location directed by the Galveston County Commissioners Court.

FILED

Instrument Number: *FILED2024000909*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 08/08/2024 11:34AM

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.*