

## NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- SEE EXHIBIT A
- Security Instrument: Deed of Trust dated September 27, 2016 and recorded on September 29, 2016 as Instrument Number 2016059691 in the real property records of GALVESTON County, Texas, which contains a power of sale.
- Sale Information: November 05, 2024, at 10:00 AM, or not later than three hours thereafter, at the West entrance of the Galveston County Courthouse located at 722 Moody, Galveston, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by BENJAMIN F RHODES IV secures the repayment of a Note dated September 27, 2016 in the amount of \$179,900.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Joshua Sanders, Cary Corenblum, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Oian, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, Austin DuBois, Steve Leva, Sandy Dasigenis, Jeff Leva, Nicole Durrett, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

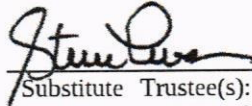
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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.**



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GALVESTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**DESCRIPTION OF A TRACT OF LAND CONTAINING 2.992  
ACRES (130,363 SQUARE FEET) SITUATED IN THE I. & G. N.  
RR. Co SURVEY, ABSTRACT 613 GALVESTON COUNTY,  
TEXAS**

Being a tract of land containing 2.992 acres (130,363 square feet), situated in the I. & G. N RR. Co. Survey, Abstract 613, Galveston County, Texas, being part of Subdivision "A" in Block Eighty-seven (87) of Angell-Runge Addition to the Town of Arcadia, in Galveston County, Texas, according to the map thereof recorded in Volume 91, Page 216, in the office of, the County Clerk of Galveston County, Texas, being all of a tract land conveyed unto Barton W. Davis and Cynthia J. Davis by deed record under County Clerk's. File No 9233953 of the Official Public Records of Galveston County, Texas. Said 2.992-acre tract being more particularly described by metes: and bounds as follows:

COMMENCING at the northeast corner of Subdivision "A", being the intersection of the south right-of-way line of Cedar Street (60.00 feet wide not open) and west right-of-way line of South Tower Road (60.00 feet wide);

THENCE South 20° 47' 57" West along the west right-of-way line of said South Tower Road a distance of 261.59 feet to a found 3/4-inch iron pipe for the POINT OF BEGINNING and the northeast corner of the said tract herein described;

THENCE South 21° 06' 01" West, continuing along the west right-of-way line of said South Tower Road a distance of 201.13 feet (called 203.30 feet) to southeast corner of the said tract herein described (from which a found 1/2-inch iron rod bears South 69° 01' East a distance of 0.8 feet);

THENCE North 67° 25' 10" West, (called North 67° 11' 00" West) a distance of 648.77 feet (called 663.20 feet) to a found 1/2-inch iron rod for the southwest corner of the said tract herein described;

THENCE North, a distance of 194.03 feet (called 192.80 feet) to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of the said tract herein described;

THENCE South 69° 10' 00" East, a distance of 718.42 feet (called 734.10 feet) to the POINT OF BEGINNING and containing 2.992 acres (130,363 square feet), more or less.

( NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN SAID LEGAL DESCRIPTION,  
THIS POLICY DOES NOT INSURE AS TO AREA )

**FILED**

Instrument Number: *FILED2024001195*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 10/14/2024 1:57PM

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.*