

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: April 29, 2021	Original Mortgagor/Grantor: CLARENCE COPELAND IV AND ALEXA GAIL COPELAND
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMETRUST MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2021031184	Property County: GALVESTON
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 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.

Secures:Note in the original principal amount of \$200,345.00, executed by CLARENCE COPELAND IV AND ALEXA GAIL COPELAND and payable to the order of Lender.

Property Address/Mailing Address: 2330 DUROUX RD, LA MARQUE, TX 77568

Legal Description of Property to be Sold: A 1.0001 ACRE (43,562 SQ. FT.) TRACT OF LAND OUT OF AND A PART OF LOT THREE (3), IN SUBDIVISION OF ALEXANDER DUROUX SUBDIVISION IN THE S. F. AUSTIN LEAGUE NO. 4, IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP ATTACHED TO THE DECREE OF PARTITION RENDERED IN PROBATE CAUSE NO. 16,536 OF THE PROBATE COURT OF GALVESTON COUNTY, TEXAS, A CERTIFIED COPY OF SAID PARTITION DECREE WITH MAP ATTACHED, BEING RECORDED IN VOLUME 711, PAGE 456, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID 1.0001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3, AND BEING IN THE WEST RIGHT OF WAY LINE OF DUROUX ROAD (60' R.O.W.);

THENCE S 87° 26' 15" W ALONG AND WITH THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 213.75' TO A 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE N 02° 33' 45" W ALONG AND WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 203.80' TO



A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CAROL ANN LAZANO, AS DESCRIBED IN GALVESTON COUNTY CLERK'S FILE NO. 2005036936;

THENCE N 87° 26' 15" E ALONG AND WITH THE SOUTH LINE OF SAID LAZANO TRACT, A DISTANCE OF 213.75' TO A 3/4" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, AND BEING IN THE WEST RIGHT OF WAY LINE OF SAID DUROUX ROAD;

THENCE S 02° 33' 45" E ALONG AND WITH THE WEST RIGHT OF WAY LINE OF SAID DUROUX ROAD, A DISTANCE OF 203.80' TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

Date of Sale: December 3, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Galveston County Courthouse, 722 Moody, Galveston, TX 77550

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Patricia Poston, Nick Poston, David Poston or Chris Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

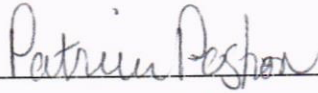
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Patricia Poston, Nick Poston, David Poston or Chris Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves

the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Patricia Poston, Nick Poston, David Poston or Chris Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

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 OR Patricia Poston, Nick Poston, David Poston or Chris Poston, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

FILED

Instrument Number: *FILED2024001167*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 10/10/2024 8:34AM

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.*