

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 23, 2003 and recorded under Vol. 018-97, Page 2690, or Clerk's File No. 2003054293, in the real property records of GALVESTON County Texas, with William D. Chambers, Jr. and wife, Esperansa Chambers as Grantor(s) and New Century Mortgage Corporation as Original Mortgagee.

Deed of Trust executed by William D. Chambers, Jr. and wife, Esperansa Chambers securing payment of the indebtedness in the original principal amount of \$80,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by William D. Chambers, Jr. and Esperansa Chambers. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-NC8 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

THE SURFACE ONLY OF ALL THAT CERTAIN TRACT OF LAND OUT OF ALTA LOMA OUTLOTS, A SUBDIVISION IN GALVESTON, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 113, PAGE 39, IN THE OFFICE OF THE COUNTY CLERK AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: GALVESTON County Courthouse, Texas at the following location: Outside of the West entrance to the Galveston County Courthouse, 722 Moody, Galveston, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

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 Steve Leva, Sandy Dasigenis, Jeff Leva, Patricia Poston, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, 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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on October 25, 2024.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-01705

APPENDIX A
Legal Description

TRACT I:

THE SURFACE ONLY OF ALL THAT CERTAIN TRACT OF LAND OUT OF ALTA LOMA OUTLOTS, A SUBDIVISION IN GALVESTON, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 113, PAGE 39, IN THE OFFICE OF THE COUNTY CLERK AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE EAST LINE OF OUTLOT 346 AND WEST R.O.W. LINE OF A 40.00 FOOT COUNTY ROAD, WHICH POINT BEARS NORTH A DISTANCE OF 710.0 FEET FROM THE SOUTHEAST CORNER OF OUTLOT 346;

THENCE WEST, PARALLEL TO THE SOUTH LINE OF OUTLOT 346 A DISTANCE OF 617.3 FEET TO A POINT FOR CORNER, IN THE (CENTER LINE OF DRAINAGE DITCH);

THENCE NORTH 24 DEGREES 39 MINUTES EAST, AND ALONG THE CENTER LINE OF DRAINAGE DITCH A DISTANCE OF 165.04 FEET TO A POINT FOR CORNER;

THENCE EAST, PARALLEL TO THE SOUTH LINE OF OUTLOT 346 A DISTANCE OF 548.5 FEET TO A POINT FOR CORNER IN THE EAST LINE OF OUTLOT AND WEST R.O.W. LINE OF 40.0 FOOT COUNTY ROAD;

THENCE SOUTH, ALONG THE EAST LINE OF OUTLOT 346, AND WEST R.O.W. LINE OF COUNTY ROAD A DISTANCE OF 150.0 FEET TO THE PLACE OF BEGINNING.

TRACT II:

THE SURFACE ONLY OF ALL THAT CERTAIN TRACT OF LAND OUT OF ALTA LOMA OUTLOTS, A SUBDIVISION IN GALVESTON, TEXAS, AS RECORDED IN BOOK 113, PAGE 39, IN THE OFFICE OF THE COUNTY CLERK AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE EAST LINE OF OUTLOT 346, AND WEST R.O.W. LINE OF 40.0 FOOT COUNTY ROAD, WHICH POINT BEARS NORTH A DISTANCE OF 560.0 FEET FROM THE SOUTHWEST CORNER OF OUTLOT 346;

THENCE WEST, PARALLEL TO THE SOUTH LINE OF OUTLOT 346 A DISTANCE OF 686.3 FEET TO A POINT FOR CORNER, IN THE (CENTER LINE OF DRAINAGE DITCH);

THENCE NORTH 24 DEGREES 39 MINUTES EAST, AND ALONG THE CENTER LINE OF DRAINAGE DITCH A DISTANCE OF 165.04 FEET TO A POINT FOR CORNER;

THENCE EAST, PARALLEL TO THE SOUTH LINE OF OUTLOT 346 A DISTANCE OF 617 .3 FEET TO A POINT FOR CORNER IN THE EAST LINE OF OUTLOT 346 AND WEST R.O.W. LINE OF 40.0 FOOT COUNTY ROAD;

THENCE SOUTH, ALONG THE EAST LINE OF OUTLOT 346, AND WEST R.O.W. LINE OF COUNTY ROAD A DISTANCE OF 150.0 FEET TO THE PLACE OF BEGINNING, MORE OR LESS.

FILED

Instrument Number: *FILED2024001272*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 10/31/2024 12:22PM

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.*