

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 21, 2022, AKACHI PHILLIPS, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2022019280 in the DEED OF TRUST OR REAL PROPERTY RECORDS of GALVESTON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Galveston County Courthouse, 722 Moody, Galveston, TX 77550 in **GALVESTON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: PART OF LOT THIRTY-FIVE (35) OF JUNEMANN SUBDIVISION, IN GALVESTON COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 707, PAGE 80, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT THIRTY-FIVE (35), WHICH POINT IS 76.3 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT THIRTY-FIVE (35);

THENCE SOUTH 76.3 FEET ALONG THE EAST LINE OF SAID LOT THIRTY-FIVE (35), A DISTANCE OF 76.3 FEET TO A POINT FOR CORNER;

THENCE WESTERLY PERPENDICULAR TO THE EAST LINE OF SAID LOT THIRTY-FIVE (35), A DISTANCE OF 110 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID LOT THIRTY-FIVE (35) TO A POINT FOR CORNER;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT THIRTY-FIVE (35), A DISTANCE OF 76.3 FEET TO A POINT FOR CORNER;

THENCE EASTERLY AND PERPENDICULAR TO THE EAST LINE OF SAID LOT THIRTY-FIVE (35), A DISTANCE OF 110 FEET TO THE PLACE OF BEGINNING.

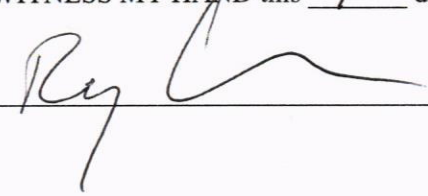
Property Address: 3613 83RD ST, GALVESTON, TX 77554
Mortgage Servicer: SHELLPOINT MORTGAGE SERVICING
Noteholder: BANK OF AMERICA, N.A.
15 S. MAIN STREET, SUITE 600, GREENVILLE, SC
29601

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 7 day of November, 2024



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, Roy Crush, Erica Kallaher, Jean
Crush, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED

Instrument Number: *FILED2024001315*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 11/07/2024 12:48PM

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.*