

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

GALVESTON County

Deed of Trust Dated: February 15, 2022

Amount: \$428,041.00

Grantor(s): THERESA LONGCOY

Original Mortgagee: EVERETT FINANCIAL, INC. DBA SUPREME LENDING, A TEXAS CORPORATION

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2022010831

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: January 7, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

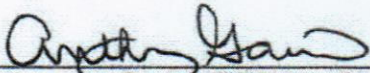
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the GALVESTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN SISK OR ISRAEL CURTIS, TRACI YEAMAN, CARL MEYERS, LEB KEMP, MATTHEW HANSEN, RAMIRO CUEVAS, STEPHEN MAYERS, COLETTE MAYERS, JAMI GRADY, JAMI HUTTON, AMY OIAN, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, NICK POSTON, DAVID POSTON, ANNA SEWART, BYRON SEWART, CHRIS POSTON, AUSTIN DUBOIS, STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER, NICOLE DURRETT, OR JEFF LEVA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

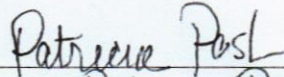
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-006054



Printed Name:

Patricia Poston

c/o XOME
750 TX-121 #100
Lewisville, TX 75067

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1555524

A 1.3586 ACRE TRACT OF LAND OUT OF LOT 138, THAMAN'S FIRST SUBDIVISION, MARY AUSTIN LEAGUE, ABSTRACT NO. 1, GALVESTON COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 231, PAGE 6, GALVESTON COUNTY PLAT RECORDS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 138 AND THE EAST LINE OF FM 646, SAID BEGINNING POINT CALLED 60.00 EAST OF THE CENTERLINE OF SAID FM 646 AND EAST 35.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 138;

THENCE NORTH 120.00 FEET ALONG THE EAST LINE OF FM 646 TO THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 493.17 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 120.00 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT ON THE SOUTH LINE OF SAID LOT 138;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 138, A DISTANCE OF 493.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 59,180 SQUARE FEET OR 1.3586 ACRES OF LAND.

Exhibit A - NOTE: The Company does not represent that the above acreage or square footage calculations are correct.

FILED

Instrument Number: *FILED2024001223*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 10/17/2024 8:53AM

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.*