

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/10/2021	Grantor(s)/Mortgagor(s): POSEIDON GLOBAL INVESTMENTS LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY
Original Beneficiary/Mortgagee: STRONGHILL CAPITAL, LLC, A TEXAS LIMITED LIABILITY COMPANY	Current Beneficiary/Mortgagee: Wilmington Savings Fund Society, FSB, not its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2022-3
Recorded in: Volume: N/A Page: N/A Instrument No: 2021090620	Property County: GALVESTON
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 1/7/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY COURTHOUSE, 722 MOODY (21st STREET), 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.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Patricia Poston, Nick Poston, David Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

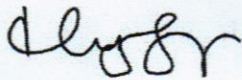
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

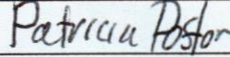
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 11/12/2024 _____

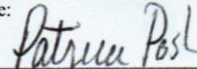


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 11-14-24 _____



Printed Name: _____



Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-103664-POS
Loan Type: Business Purpose Loan

EXHIBIT "A"
DESCRIPTION OF THE LAND

THE LAND REFERRED TO HEREIN IS SITUATED IN GALVESTON COUNTY STATE OF TEXAS AND IS DESCRIBED AS FOLLOWS

Tract I

TRACT I being A TRACT OF LAND out of Lot 191 Section 2, TRIMBLE AND LINDSEY SURVEY of Galveston Island Galveston County, Texas, containing 1.058 acres (46,090 square feet) of land and being further described by metes and bounds as follows,

COMMENCING at the northeast corner of Lot 191

THEN S 25° 00' E along the East line of Lot 191, 640.40 (called 640.30) feet to a found 1/2 inch diameter steel reinforcement bar (1/2" IR) in the North line of Stewart Road (found 100 foot width)

THEN S 47° 47' W along Stewart Road, 217.27 feet to a found 1/2" IR at the intersection of Stewart Road with the East line of 9 Mile Road (found 45 foot width),

THEN S 53° 11' W, 46.05 feet to a set 1/2" IR in the West line of 9 Mile Road, for the POINT OF BEGINNING, bearing S 48° 22' W 263.04 feet (called S 48° 52' W 260.20 feet) from said intersection of the North line of Stewart Road and the East line of Lot 191, THEN S 54° 25' W along Stewart Road, 81.23 (called 84.30) feet to a found 1 inch diameter steel pipe (1" IP) found at the intersection of the West line of Lot 191,

THEN N 25° 02' W (called N 25° W) along the common line of Lots 191 and 208 570.70 (called 560.20) feet, THEN

N 66° 50' E 84.30 feet to a set 1/2" IR in 9 Mile Road

THEN S 24° 35' E along 9 Mile Road 553.10 (called 551.50) feet to the POINT OF BEGINNING, containing 1.058 acres (46,090 square feet) of land

Tract II

TRACT 2 being A TRACT OF LAND out of Lots 208 and 213 and the intervening 50 foot road, in Section 2, TRIMBLE AND LINDSEY SURVEY of Galveston Island Galveston County, Texas, containing 11.804 acres (514,170 square feet) of land and being further described by metes and bounds as follows

BEGINNING at a found 1/2 inch diameter steel reinforcement bar with plastic cap (IR w/cap) at the northwest corner of Lot 208,

THEN S 25° 00' E along the West line of Lot 208, 147.80 feet to a found IR w/cap, THEN N 66° 50' E, 330.00 feet to the East line of Lot 208

THEN S 25° 02' E along the East line of Lot 208 570.70 feet to a found 1 inch diameter steel pipe (1" IP) found in the North line of Stewart Road (found 100 foot width),

THEN S 54° 25' W along Stewart Road, 722.38 feet to a found 1" IP at the intersection of Stewart Road with the West line of Lot 213,

THEN N 25° 00' W along the West line of Lot 213 861.65 feet to a found IR w/cap at the northwest corner of Lot 213

THEN N 65° 00' E along the North line of Lot 213, at 330.00 feet pass the northeast corner of Lot 213 in all 380.00 feet to the POINT OF BEGINNING, containing 11.804 acres (514,170 square feet) of land

APN 7206-0000-0208-001

PROPERTY ADDRESS 11820 STEWART RD GALVESTON, TX 77554

FILED

Instrument Number: *FILED2024001357*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 11/14/2024 8:41AM

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.*