

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE  
SERVICING (ALW)  
EDWARDS, MICHAEL  
3822 CONCHO KEY, GALVESTON, TX 77554

CONVENTIONAL  
Firm File Number: 24-041853

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 2, 2007, MICHAEL TODD EDWARDS, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to ABN AMRO MORTGAGE GROUP, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of GALVESTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2007071013, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; 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, the Substitute Trustee will sell said Real Estate at the County Courthouse in GALVESTON COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Galveston, State of Texas:

LOT 1458, OF SEA ISLE, SECOND EXTENSION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 89, AND TRANSFERRED TO PLAT RECORD 8, MAP NO 61A, ALL IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

Property Address: 3822 CONCHO KEY  
GALVESTON, TX 77554  
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING  
Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034

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.

**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**

**SUBSTITUTE TRUSTEE**

Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Jami Hutton, Amy Oian, I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day November 13, 2024.

By:   
Ronny George  
Texas Bar # 24123104  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040



Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for NewRez LLC d/b/a Shellpoint Mortgage  
Servicing

**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 military service to the sender of this notice immediately.**

**FILED**

Instrument Number: *FILED2024001356*

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.*