

614 W. MAIN STREET  
SUITE 101D  
LEGUE CITY, TX 77573

00000007437262

### NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**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.**

**1. Date, Time, and Place of Sale.**

Date: December 03, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: LOBBY, GALVESTON COUNTY COURTHOUSE, 722 MOODY (21ST ST.), 1ST FLOOR, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 27, 2009 and recorded in Document CLERK'S FILE NO. 2009017039 real property records of GALVESTON County, Texas, with JUDE J AKUECHIAMA AND EBERE F AMAECHI-AKUECHIAMA, grantor(s) and LNB COMERCIAL CAPITAL, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUDE J AKUECHIAMA AND EBERE F AMAECHI-AKUECHIAMA, securing the payment of the indebtednesses in the original principal amount of \$52,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. APEX MORTGAGE CORP. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. APEX MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o APEX MORTGAGE CORP.  
1 WALNUT GROVE DRIVE  
SUITE 300  
HORSHAM, PA 19044



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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.

The undersigned as attorney for the 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, ANNA SEWART, KEITH WOLFSHOHL, DAVID BARRY, BYRON SEWART, HELEN HENDERSON OR MELISSA KITCHEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

**Certificate of Posting**

My name is Patricia Post, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-12-19 I filed at the office of the GALVESTON County Clerk and caused to be posted at the GALVESTON County courthouse this notice of sale.

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Declarants Name: Patricia Post

Date: 11-12-19

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GALVESTON

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OF LAND KNOWN AS LOT D-1, BEING OUT OF BLOCK "L" OF THE FIRST SUBDIVISION OF CLEAR CREEK OUT OF SUBDIVISION NO. 10, STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 3, LEAGUE CITY, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 153, PAGE 4, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID LOT D-1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF F. M. HIGHWAY NO. 518 WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE GALVESTON HOUSTON INTERURBAN RIGHT-OF-WAY (NOW HOUSTON LIGHTING AND POWER CO. 100 FOOT RIGHT-OF-WAY);

THENCE NORTHEASTERLY ALONG SAID ORIGINAL NORTH RIGHT-OF-WAY LINE OF F. M. HIGHWAY NO. 518, A DISTANCE OF 80.89 FEET TO A POINT;

THENCE IN A NORTHERLY DIRECTION, A DISTANCE OF 22.71 FEET TO AN IRON ROD FOUND FOR CORNER ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY NO. 518;

THENCE NORTH 00 DEG. 22 MIN. WEST, ALONG THE EAST LINE OF THE DR. N. E. DUDNEY TRACT, A DISTANCE OF 304.65 FEET TO A POINT;

THENCE NORTH 89 DEG. 38 MIN. EAST, A DISTANCE OF 136.25 FEET TO A POINT FOR THE SOUTHWEST CORNER AND THE PLACE OF BEGINNING OF THE SAID LOT D-1 HEREIN DESCRIBED;

THENCE CONTINUING NORTH 89 DEG. 38 MIN. EAST, A DISTANCE OF 27.67 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEG. 22 MIN. WEST, A DISTANCE OF 4.13 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEG. 38 MIN. EAST, A DISTANCE OF 12.33 FEET TO A POINT FOR THE EASTERLY SOUTHEAST CORNER OF SAID LOT D-1;

THENCE NORTH 00 DEG. 22 MIN. WEST, A DISTANCE OF 26.62 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT D-1;

THENCE SOUTH 89 DEG. 38 MIN. WEST, A DISTANCE OF 40.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID LOT D-1;

THENCE SOUTH 00 DEG. 22 MIN. EAST, A DISTANCE OF 30.75 FEET TO THE PLACE OF BEGINNING.

**FILED**

Instrument Number: *FILED2019001481*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 11/12/2019 8:17AM

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*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*