

REGIONS MORTGAGE (UPN)
RAMOS, JESUS & MARIA
3719 AVE Q 1/2, GALVESTON, TX 77550

FHA 4937499028-703 203B
Firm File Number: 15-021132

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 27, 2003, JESUS ANGEL RAMOS AND SPOUSE, MARIA D. RAMOS, as Grantor(s), executed a Deed of Trust conveying to EMMETT JAMES HOUSE AND/OR BILL R. MCLAUGHLIN, as Trustee, the Real Estate hereinafter described, to UNION PLANTERS BANK, N.A. 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 2003044442, 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

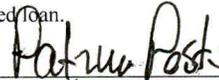
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Galveston** 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:

THE EAST 41 FEET 2 INCHES OF LOT THREE (3), THE WEST 1 FOOT 4 INCHES OF LOT FOUR (4), IN THE SOUTHEAST BLOCK OF OUTLOT ONE HUNDRED-TEN (110), IN THE CITY AND COUNTY OF GALVESTON, TEXAS;

Property Address: 3719 AVE Q 1/2
GALVESTON, TX 77550
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE, SUCCESSOR BY MERGER TO UNION
PLANTERS BANK, NA
7130 GOODLETT FARMS PARKWAY
A4W
CORDOVA, TN 38016

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.



SUBSTITUTE TRUSTEE
Traci Yeaman, Tim Worstell, Stephen Mayers, Colette Mayers, Carl Meyers, Leb Kemp, Kelly McDaniel, Israel Curtis, John Sisk, Cary Corenblum, Evan Press, Joshua Sanders, Matthew Hansen, Patricia Poston, Nick Poston, David Poston, David Barry, Anna Sewart, Keith Wolfshohl, Byron Sewart, Helen Henderson or Melissa Kitchen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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: *FILED2020000321*

Filing Fee: 23.00

Number Of Pages:2

Filing Date: 02/27/2020 10:39AM

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

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