

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: November 8th, 2019

Trustee: JEANNIE URBANI, Attorney at Law
or
JAMES R. SECREST, Attorney at Law

Lender: SPJST

Note: Vendor's Lien Installment Note dated November 16, 2006, in the original principal amount of \$30,000.00, executed by ARDY E. BLAKLEY, JR., and wife, BARBARA D.F. BLAKLEY, and payable to the order of SPJST.

Deed of Trust

Date: November 16, 2006

Grantor: ARDY E. BLAKLEY, JR., and wife, BARBARA D.F. BLAKLEY

Beneficiary: SPJST

Recording information: Instrument No. 2006080050, Official Public Records of Galveston County, Texas.

Property: Being Lots One (1) and Two (2), in Block Three Hundred Twenty-six (326), of TEXAS CITY THIRD DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 17, in the Office of the County Clerk of Galveston County, Texas.

Substitute Trustee's Name: JAMES R. SECREST, Attorney at Law
3600 Birdcreek Plaza
Temple, Bell County, Texas 76502

or

JEANNIE URBANI, Attorney at Law
1605 23rd Street
Galveston, Galveston County, Texas 77550

Date of Sale (first Tuesday of month): December 3, 2019

Time of Sale: Sale will begin no earlier than 10:00 a.m. and will conclude no later than 4:00 p.m.

Place of Sale: Lobby of the Galveston County Courthouse, 1st Floor at 722 Moody (21st Street), Galveston, Texas 77550, or as designated by the County Commissioners' Court or in the area designated by the Commissioners' Court, pursuant to §51.002 of the Texas Property Code, as amended.

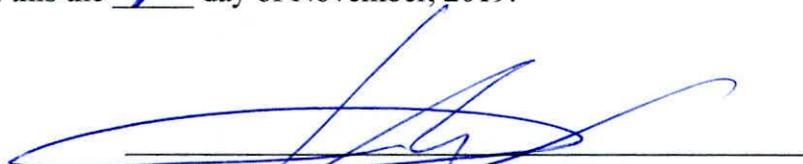
JAMES R. SECREST or JEANNIE URBANI have been appointed by the Lender of the Deed of Trust. Because of a default by Grantor of the Vendor's Lien Installment Note ("Note") described above, Lender has instructed either Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. This sale will be made to satisfy the debt evidenced by the Note dated November 16, 2006, in the original principal sum of \$30,000.00, executed by ARDY E BLAKLEY, JR., and wife, BARBARA D.F. BLAKLEY, on November 16, 2006; said note being modified in Agreement recorded under Instrument No 2009080050 of the Official Public Records of Galveston County, Texas.

Substitute Trustee is proceeding pursuant to that one certain Final Judgment entered on August 8, 2019, in Cause Number 17-CV-1119, styled SPJST v. Ardy E. Blakley, IV, et al, in the 212th District Court of Galveston County, Texas, wherein it was ordered that SPJST was authorized to proceed with a foreclosure of this Property. Said Judgment is attached hereto.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than four hours thereafter.

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.

EXECUTED effective as of this the 5th day of November, 2019.

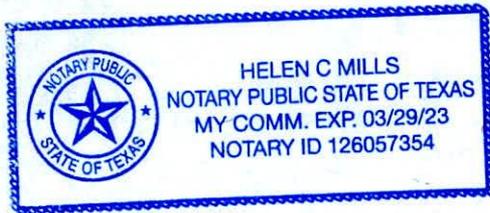


JEANNIE URBANI, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared, JEANNIE URBANI, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me the he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of November, 2019.



Helen C Mills
Notary Public, State of Texas

on file with this court at least ten days, excluding the date of filing and today, as well as the Publisher's Affidavit. Neither the named Defendants nor any other unknown Defendant has appeared and identified themselves as an heir at law of Decedent, and no one else has filed an answer or any pleading constituting an answer or entered an appearance other than the Attorney Ad-Litem appointed in the case, AMBER M. BOYD. The Court finds AMBER M. BOYD exercised due diligence, and upon granting of this Judgment, AMBER . BOYD is discharged.

Plaintiff is unaware of any potential additional heirs of Decedent not named in this matter.

The Court finds that citations were properly served according to law and remained on file with the Clerk of this Court for the time prescribed by law.

The Court further finds that the loan agreement between Decedent and Plaintiff is in default and that Plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

The Court, having considered the pleadings, legal arguments, affidavits on file with the court, and all other pertinent evidence, and good cause appearing in the premises, finds that Plaintiff is entitled to the relief sought in Plaintiff's Original Petition and Motion for Summary Judgment.

Therefore, IT IS ORDERED, ADJUDGED, AND DECREED that

All heirs at law of Decedent are named in this suit and such Defendants the Known and Unknown Heirs at Law of Decedent are immediately vested with all of Decedents' right, title and interest in the property commonly known as 231 11th Avenue North; Texas City, Texas, 77590, pursuant to the Texas Estates Code. The legal description of the property is:

Being Lots One (1) and Two (2), in Block Three Hundred Twenty-six (326), of TEXAS CITY THIRD DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 17, in the Office of the County Clerk of Galveston County, Texas.

Plaintiffs vendor's lien is hereby rescinded and the method by which the vendor's lien is

rescinded shall be through non-judicial foreclosure sale held in accordance with the terms and conditions of the Loan Agreement and the lien evidenced by the Security Instrument recorded in the real property records of Galveston County, Texas.

This Final Judgment serves as an Order authorizing Plaintiff, its successors and assigns, to proceed with non-judicial foreclosure.

Plaintiff may communicate with all parties to this suit and all third parties reasonably necessary to conduct the foreclosure sale.

Plaintiff shall file a certified copy of this Final Judgment in the real property records of the county where the Property is located within ten (10) business days after the entry of this Final Judgment; however, failure to timely record this Final Judgment shall not affect the validity of the foreclosure.

One of the effects of the non-judicial foreclosure shall be that Defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

After the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the Plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

All costs of court are taxed against the party incurring same.

As part of costs of court, and payable by Plaintiff, AMBER M. BOYD, the Attorney Ad Litem, is hereby granted reasonable attorneys' fees and costs in the amount of \$ 850.00.

All relief not expressly granted is denied.

FINAL JUDGMENT
SPJST v Blakley

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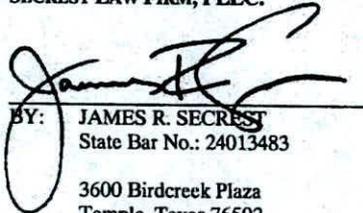
The judgment finally disposes of all parties and all claims and is appealable.

SIGNED on this the 8 day of August, 2019.


DISTRICT JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:

SECRET LAW FIRM, PLLC:



BY: JAMES R. SECREST
State Bar No.: 24013483

3600 Birdcreek Plaza
Temple, Texas 76502
(254) 773-5215
(254) 773-0423 FAX
jrs@secrestlawfirm.com

ATTORNEYS FOR PLAINTIFF,
SPJST

FINAL JUDGMENT
SPJST v Blakley

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I, John D. Minard, District Clerk and Custodian of Records for District Courts of Galveston County, Texas do hereby certify that the foregoing is a true and correct copy of the original record now in my lawful custody and filed in this office on the 8th day of August 2019 witness my official hand and seal of office this 8th day of August, 2019
JOHN D. MINARD, DISTRICT CLERK
Galveston County, Texas
By Lisa Huey Deputy

FILED

Instrument Number: *FILED2019001477*

Filing Fee: 23.00

Number Of Pages:9

Filing Date: 11/08/2019 2:50PM

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.*