

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**GALVESTON County**

**Deed of Trust Dated:** October 11, 1988

**Amount:** \$58,500.00

**Grantor(s):** JANET L. FISHER BOST and WILLIAM DALE BOST

**Original Mortgagee:** TEXAS CITY NATIONAL BANK

**Current Mortgagee:** BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**Mortgagee Address:** BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

**Recording Information:** Document No. 8836958

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

**Date of Sale:** March 3, 2020 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the GALVESTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN SISK OR ISRAEL CURTIS, TRACI YEAMAN, TIM WORSTELL, KELLY MCDANIEL, LEB KEMP, CARY CORENBLUM, MATTHEW HANSEN, STEPHEN MAYERS, COLETTE MAYERS, EVAN PRESS, JOSHUA SANDERS, DAVID BARRY, CARL MEYERS, PATRICIA POSTON, NICK POSTON, DAVID POSTON, ANNA SEWART, KEITH WOLFSHOHL, BYRON SEWART, HELEN HENDERSON, MELISSA KITCHEN, STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER, JEFF LEVA OR CHAD RAUSCHER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

**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.**



KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2018-001944



c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

EXHIBIT "A"

PROPERTY (including any improvements):

All that certain 0.5398 acre parcel of land known as Tract 19 of an unrecorded subdivision of part of Lots 2 and 3, Block 13 of Beatty's Subdivision in the W.K. Wilson League, Galveston County, Texas, according to the plat of said Beatty's Subdivision of record in Volume 113, Page 32 in the office of the County Clerk of Galveston County, Texas, said 0.5398 acre Tract 19 being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Northeast corner of said Lot 2, Block 13, Beatty's Subdivision;

THENCE South, along the East line of said Lot 2, Block 13, Beatty's Subdivision, a distance of 10.00 feet to a 5/8 inch iron rod found for the Northeast corner and PLACE OF BEGINNING of the tract herein described;

THENCE continuing South, along said East line of Lot 2, Block 13, Beatty's Subdivision, a distance of 109.00 feet to a 5/8 inch iron rod found for the Southeast corner of the tract herein described;

THENCE S 89°50'20" W, parallel with the North line of said Lot 2, Block 13, Beatty's Subdivision, a distance of 215.75 feet to a 5/8 inch rod found for the Southwest corner of the tract herein described, said corner lying on the East line of a 60 foot road;

THENCE North, along said East line of the aforementioned 60 foot road and parallel with the East line of said Lot 2, Block 13, a distance of 109.00 feet to a 5/8 inch iron rod found for the Northwest corner of the tract herein described;

THENCE N 89°50'20" E, parallel with the North line of said Lot 2, Block 13, Beatty's Subdivision, a distance of 215.75 feet to the PLACE OF BEGINNING and containing 0.5398 acres of land, more or less.

**FILED**

Instrument Number: *FILED2020000127*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 01/16/2020 8:44AM

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.*