

## NOTICE OF TRUSTEE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

Lots 7, 8 and the West 2 feet of Lot 9 in Block 4 of Kinkead's Subdivision of Lot 17 of Section 1, Trimble and Lindsey Survey of Galveston County, Texas, according to the map thereof recorded in Vol. 140, page 19, in the office of the County Clerk, Galveston County, Texas, together with 1/2 of the alley adjacent thereto abandoned by City of Galveston certified copies of record in Vol. 1883, page 578 and Vol. 1995, page 66 in the office of the County Clerk, Galveston County, Texas, which has the address of 5811 AVENUE R, GALVESTON, TX 77551.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: APRIL 7, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY COURTHOUSE, 722 MOODY, GALVESTON, TEXAS, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.



4721981

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by DAVID ANDERSON. The deed of trust is dated OCTOBER 30, 2017, and is recorded in the office of the County Clerk of GALVESTON County, Texas, under County Clerk's File No. 2017067072.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$135,100.00, executed by DAVID ANDERSON, and payable to the order of ISB CAPITAL, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DAVID ANDERSON to ISB CAPITAL, LLC. ISB CAPITAL, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

EXECUTED this 16<sup>TH</sup> day of MARCH, 2020.



JEFFERY W. LAIRD OR STEVE LEVA  
OR SANDY DASIGENIS OR LILLIAN  
POELKER OR JEFF LEVA OR PATRICIA  
POSTON, Trustee  
1512 Heights Blvd.  
Houston, TX 77008

**FILED**

Instrument Number: *FILED2020000417*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 03/16/2020 11:57AM

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.*