

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **March 08, 2019**, **Sandra J. Pearsall** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Clifford D. Harmon**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$135,800.00**, payable to the order of **Jet Lending, LLC**, which Deed of Trust is recorded under **Clerk's File No. 2383829** in the **Real Property Records of Galveston County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

LOT 9, IN BLOCK 7, OF BAYOU CHANTILLY, SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 89, TRANSFERRED TO VOLUME 1, PAGE 34, OF THE MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS, commonly known as **4908 Meadow Lane, Dickinson, Texas, 77539**; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva, Clifford D. Harmon, Breeann Osterheldt and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Jet Lending, LLC**, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, June 02, 2020**, being the first Tuesday of such month, at the county courthouse of **Galveston County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Galveston County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10:00 a.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, June 02, 2020**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of May 12, 2020.



Signature

STEVE LEVA

, Substitute Trustee

Printed Name

Matter No. 1478

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED

Instrument Number: *FILED2020000550*

Filing Fee: 23.00

Number Of Pages:2

Filing Date: 05/12/2020 12:32PM

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.*