

Notice of Substitute Trustee's Sale

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.

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

BEING A TRACK OF LAND CONTAINING 0.1615 ACRE (7,036 SQUARE FEET), BEING ALL OF A TRACK OF LAND CONVEYED UNTO JAMES M. GLENN AND MONIQUE GLENN BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2007049490 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING OUT OF TRACT 1 IN BLOCK 20 OF SAN LEON FARM HOME TRACTS, A SUBDIVISION RECORDED IN VOLUME 238, PAGE 25 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SITUATED IN THE A. EDWARD SURVEY, ABSTRACT 10, GALVESTON COUNTY, TEXAS. SAID 0.1615 ACRE TRACK BEING MORE PARTICULARLY DESCRIBED BY ETES AND BOUNDS ON "EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSE.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in the Official Real Property Records of Galveston County, Texas under Clerk's Document No. 2019-053662.

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

Date: July 7, 2020

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

Place: Galveston County Courthouse
First Floor Lobby
722 Moody (21st Street)
Galveston, Texas 77550

or wherever as designated by the Commissioners court of Galveston, County, Texas in compliance with Texas law.

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. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Cory Allan Boren on behalf of Boren Capital Investment Management, LLC. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$110,000.00, executed by Cory Allan Boren on behalf of Boren Capital Investment Management, LLC, and payable to the order of Montgomery Mortgage, Inc. Montgomery Mortgage, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Questions concerning the sale may be directed to the undersigned.

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

Dated: June ¹⁶18, 2020.



Robin K. Weinburgh, Substitute Trustee
Attorney for Montgomery Mortgage, Inc.
THE WEINBURGH LAW FIRM
4322 Warm Springs
Houston, Texas 77035
TEL: 713-494-5436

EXHIBIT "A"

Being a tract of land containing 0.1615 acre (7,036 square feet), being all of a tract of land conveyed unto James M. Glenn and Monique Glenn by deed recorded under County Clerk's File No. 2007049490 of the Official Public Records of Galveston County, Texas, being out of Tract 1 in Block 20 of San Leon Farm Home Tracts, a subdivision recorded in Volume 238, Page 25 in the Office of the County Clerk of Galveston County, Texas, situated in the A. Edwards Survey, Abstract 10, Galveston County, Texas. Said 0.1615-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-iron rod in intersection of the east right-of-way line of 24th Street (60.00 feet wide) with the south right-of-way line of Broadway Street (100.00 feet wide) for the northwest corner of said Tract 1, Block 20;

THENCE South $79^{\circ} 19' 40''$ East with the south right-of-way line of said Broadway Street, a distance of 56.43 feet to a found 1/2-inch iron rod in the south right-of-way line of said Broadway Street for the northwest corner of said Glenn Tract, the northeast corner of a tract of land conveyed unto TGRV LP by deed recorded under County Clerk's File No. 2015020720 of the Official Public Records of Galveston County, Texas, and for the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE South $79^{\circ} 19' 40''$ East with the south right-of-way line of said Broadway Street and the north line of said Glenn Tract, a distance of 60.00 feet to a found 1/2-inch iron rod in the south right-of-way line of said Broadway Street for the northeast corner of said Glenn Tract, the northwest corner of a tract of land conveyed unto Ruiz Alicia Rodriguez by deed recorded under County Clerk's File No. 2018021887 of the Official Public Records of Galveston County, Texas, for the northeast corner of said tract herein described;

THENCE South $10^{\circ} 40' 20''$ West with the east line of said Glenn Tract and the west line of said Rodriguez Tract, a distance of 125.00 feet to the southeast corner of said Glenn Tract, the southwest corner of said Rodriguez Tract, in the north line of a tract of land conveyed unto TGRV LP by deed recorded under County Clerk's File No. 2015020720 of the Official Public Records of Galveston County, Texas, and for the southeast corner of said tract herein described (from which a 4-inch wood post bears North $71^{\circ} 03'$ West, a distance of 0.5 feet);

THENCE North $64^{\circ} 52' 45''$ West with the south line of said Glenn Tract and the north line of said TGRV LP Tract (2015020720), a distance of 61.96 feet to the southwest corner of said Glenn Tract, the southeast corner of said TGRV LP Tract (2015020720), in the north line of said TGRV LP Tract (2015020720), and for the southwest corner of said tract herein described (from which a 4-inch wood post bears North $52^{\circ} 47'$ West, a distance of 1.7 feet);

THENCE North $10^{\circ} 40' 20''$ East with the west line of said Glenn Tract and the east line of said TGRV LP Tract, a distance of 109.54 feet to the POINT OF BEGINNING and containing 0.1615 acre (7,036 square feet), more or less.

FILED

Instrument Number: *FILED2020000769*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 06/16/2020 8:22AM

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.*