

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.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Notice is hereby given of a non-judicial, trustee sale.

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

Date: Tuesday, August 4, 2020

Time: The sale shall begin no earlier than 10:00AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00PM.

Place: Galveston County Courthouse, Galveston, Texas, located 722 Moody (21st Street), Galveston, Galveston County, Texas 77550; at the following location: the lobby area, or in front of the entrance to the Judicial Section of the Galveston County Courthouse or wheresoever designated by the County Commissioners.

2. Terms and Type of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. There having been a default under the Deed of Trust, the legal holder of the indebtedness thereunder will be a bidder and utilize the indebtedness as a credit toward the purchase price.

The sale will be made expressly subject to any title matters set forth in the deed, 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

3. Property to Be Sold. The property to be sold is described as follows (including any improvements):

BEING, Abstract 179, J. Shaw Survey, Lot 118 of Blue Water Addition Section One (1), a subdivision in Galveston County, Texas, according to the Map or plat thereof, recorded in Volume 254A, Page 74 of the Map Records of Galveston County, Texas, and transferred to Volume 11, Page 67 of the Map Records of Galveston County, Texas; together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements and cooperative or association memberships.

Being the same property known as: 836 East Road, Crystal Beach, Texas 77650

Subject to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

Obligations Secured. The Instrument to be foreclosed is the Deed of Trust dated October 18, 2017, and is recorded in the office of the County Clerk of Galveston County, Texas, under County Clerk's Instrument Number 2017063603, of the Real Property Records of Galveston County, in the original principle amount of \$52,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the said note. The loan holder being the same referenced therein, who of which is represented by the undersigned and may be reached through him.

4. Default and Request to Act. Default has occurred under the deed of trust and promissory note; the loan holder has removed the initial trustee listed and this instrument and/or other filings shall/have appointed the undersigned as sub-trustee to conduct this sale. Notice is given that before the sale the sub-trustee may appoint another person or colleague to conduct or finalize the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Service Members Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 of Texas Property Code.

Dated: June 25, 2020



Mark A. Gray, Esq.
Sub-Trustee
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STATE OF TEXAS

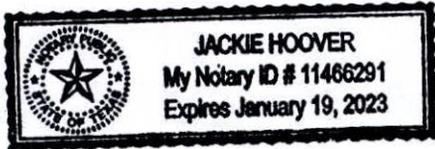
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COUNTY OF GALVESTON

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This instrument was acknowledged before me on the 25 day of June, 2020, by Mark A. Gray, acting in his capacity as sub-trustee as identified herein.





Notary Public for the State of Texas

FILED

Instrument Number: *FILED2020000806*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 07/08/2020 12:58PM

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.*