

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 9, 2020

Deed of Trust:

Date: September 17, 2017

Grantor: Fransisco Chavez and Azuena Chavez

Grantor's County: Galveston County, Texas

Beneficiary: Deckard Properties, LLC, a Texas Limited Liability Company

Trustee: Matthew Celsor

Substitute Trustee: Thomas Cain, Philip H. Roberts or Amanda H. Johnson

Recording Information: Deed of Trust recorded under Clerk's Film Code No. 2017055856 in the Official Public Records of Real Property in Galveston County, Texas.

Appointment of Substitute Trustee recorded on July 6, 2020 under Clerk's Film Code No. 2020038600 in the Official Public Records of Real Property in Galveston County, Texas.

Property:

Lot One (1), Block Six (6) of Austin Place, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 254-A, Page 60 in the office of the County Clerk of Galveston County, Texas.

Note:

Date: September 17, 2017

Amount: Sixty-Three Thousand and no/100 Dollars (\$63,000.00)

Debtor: Fransisco Chavez and Azuena Chavez

Holder: Deckard Properties, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): August 4, 2020

Earliest Time of Sale of Property  
(Between 10:00 a.m. and 4:00 p.m.): 1:30 p.m.

Place of Sale of Property: Lobby  
Galveston County Courthouse, 1st Floor  
722 Moody (21st Street)  
Galveston, Texas 77550

Because of Grantor's default in performance of their obligations of the Note and Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

*Thomas Cain*

Thomas Cain, Substitute Trustee

THE STATE OF TEXAS

\*

\*

COUNTY OF GALVESTON

\*

This instrument was acknowledged before me on the 9<sup>th</sup> day of July, 2020 by Thomas Cain, Substitute Trustee personally known to me or identified through my examination of his Texas Driver's License or other photographic identification to be the person whose name is subscribed hereto.

*Lola K Hunt*  
Notary Public State of Texas



**FILED**

Instrument Number: *FILED2020000814*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 07/09/2020 2:51PM

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.*