

Notice of Trustee's Sale

Date: March 6th, 2020

Trustee: PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, DONNIE QUINTANILLA, JANA L. HARTNETT, ALBERT G. REDMOND or PETER J SAPIO, JR.

Trustee's Address: 6710 Stewart Road, Suite 300, Galveston, Texas 77551

Mortgagee: NLCG PRIVATE LENDING FUND, LLC

Mortgagee's Address: 2200 Market Suite, Suite 412, Galveston, Texas 77550

Note: \$1,850,000.00 Note dated March 1, 2019, executed by DICKINSON FORTY LLC, payable to the order of NLCG PRIVATE LENDING FUND, LLC

Deed of Trust

Date: March 1, 2019

Grantor: DICKINSON FORTY LLC

Mortgagee: NLCG PRIVATE LENDING FUND, LLC

Recording information: Galveston County Clerk's File No. 2019010976

Property: All those certain tracts out of a 39.572 acre tract of land out of the F.P. Epperson Survey, Abstract No. 60, and part of the P.G. Merritt Survey, Abstract No. 155, both Surveys being situated in Galveston County, Texas, said tracts being described as Tracts One, Two and Three on Exhibit "A" attached hereto and incorporated herein for all purposes.

County: Galveston

Date of Sale (first Tuesday of month): April 7, 2020

Time of Sale: Between the hours of 1:00 p.m., at the earliest, and 4:00 p.m.

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

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.

PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, DONNIE QUINTANILLA, JANA L. HARTNETT, ALBERT G. REDMOND or PETER J SAPIO, JR. are Trustee(s) under the Deed of Trust. Mortgagee has instructed Trustee(s) to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE.

Notice is given that on the Date of Sale, Trustee(s) will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

DOYLE LAW FIRM, PLLC

By: 

PETER J SAPIO, JR.

EXHIBIT "A"

TRACT ONE

BEING a 39.572 acre tract of land being part of the F.P. Epperson Survey, Abstract No. 60, and part of the P.G. Merritt Survey, Abstract No. 155, both Surveys being situated in Galveston County, Texas, said 39.572 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rod found at the Northwest corner of Reserve "A", in Bayou Bend Estates, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument No. 20160307013, in the Office of the County Clerk of Galveston County, Texas, said point also lying in the Southerly line of State Highway F.M. 517, being a 100 foot right-of-way;

THENCE South 02 Deg. 57 Min. 29 Sec. East, along the Westerly line of said Reserve "A", a distance of 221.71 feet to a 1/2 inch rod found at the Southwest corner of said Reserve "A";

THENCE North 87 Deg. 02 Min. 31 Sec. East, along the Southerly line of said Reserve "A", a distance of 100.00 feet to a 1/2 inch rod found at the Southeast corner of said Reserve "A", said point also lying in the Westerly line of a 7.1059 acre drainage ditch conveyed to Galveston County, according to Deed recorded under Instrument No. 9650877, in the Office of the County Clerk of Galveston County, Texas;

THENCE South 02 Deg. 57 Min. 29 Sec. East, along the Westerly line of said Galveston County Tract, a distance of 1,908.62 feet to a point for corner, and a found 1/2 inch rod;

THENCE South 87 Deg. 02 Min. 31 Sec. West, at a distance of 100.00 feet pass the Northeast corner of 0.964 acre tract conveyed to Richard and Rebecca Johnson, according to Deed recorded under Film Code No. 011-68-0139 (CC 9710517), in the Office of the County Clerk of Galveston County, Texas, and continuing for a total distance of 270.66 feet to a 1/2 inch rod found at the Northwest corner of said Johnson Tract;

THENCE South 01 Deg. 11 Min. 22 Sec. East, along the Westerly line of said Johnson Tract, a distance of 200.00 feet to a mag nail set in the Northerly line of Dickinson Bayou;

THENCE along the Northerly meander line of said Dickinson Bayou, the following courses and distances:

North 53 Deg. 47 Min. 40 Sec. West, a distance of 24.65 feet;

North 35 Deg. 54 Min. 47 Sec. East, a distance of 5.00 feet;

North 45 Deg. 57 Min. 12 Sec. West, a distance of 75.74 feet;

North 63 Deg. 37 Min. 03 Sec. West, a distance of 48.79 feet;

North 71 Deg. 21 Min. 05 Sec. West, a distance of 79.39 feet;

North 76 Deg. 16 Min. 00 Sec. West, a distance of 93.71 feet;

North 79 Deg. 28 Min. 35 Sec. West, a distance of 108.87 feet;

South 86 Deg. 34 Min. 35 Sec. West, a distance of 97.7 feet;

THENCE South 86 Deg. 18 Min. 03 Sec. West, a distance of 79.74 feet to a 1/2 inch rod set in the Easterly line of a 9.560 Acre Tract of land conveyed to Gary and Traci McGregor, according to Deed recorded under Instrument No. 2013048743, in the Office of the County Clerk of Galveston County, Texas;

THENCE North 03 Deg. 07 Min. 28 Sec. West, along the Easterly line of said McGregor Tract, at a distance of 415.90 feet, pass the Southeast corner of Plantation Estates, Section One Amending Plat, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 15, Page 2, in the Office of the County Clerk of Galveston County, Texas, then at a distance of 791.38 feet pass the Northeast corner of said Plantation Estates, Section One, said point also being the Southwest corner of Plantation Estates, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2, Page 97, in the Office of the County Clerk of Galveston County, Texas, and continuing for a total distance of 1,959.98 feet to a 1/2 inch rod set at the Northeast corner of said Plantation Estates Subdivision, said point also lying in the Southerly line of said State Highway F.M. 517;

THENCE North 73 Deg. 07 Min. 32 Sec. East, along the Southerly line of said State Highway F.M. 517, a distance of 326.27 feet to a found 1/2 inch rod;

THENCE North 72 Deg. 02 Min. 32 Sec. East, and continuing along the Southerly line of said State Highway F.M. 517, a distance of 437.79 feet to the POINT OF BEGINNING of the herein described tract, and containing a calculated area of 39.572 acres of land, more or less.

SAVE AND EXCEPT ALL OF BAYOU MAISON - SECTION ONE - AMENDING PLAT, a subdivision situated in the F.P. Epperson and P.G. Merrit Surveys in Galveston County, Texas, according to the Map or Plat thereof recorded under Galveston County Clerk's File Number 2018039682.

SAVE AND EXCEPT ALL OF BAYOU MAISON - SECTION TWO FINAL PLAT, a subdivision situated in the F.P. Epperson and P.G. Merrit Surveys in Gaveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File Number 2019009023.

SAVE AND EXCEPT ALL OF BAYOU MAISON - SECTION THREE FINAL PLAT, a subdivision situated in the F.P. Epperson and P.G. Merrit Surveys in Galveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File Number 2019009024.

TRACT TWO

ALL OF BAYOU MAISON - SECTION TWO FINAL PLAT, a subdivision situated in the F.P. Epperson and P.G. Merrit Surveys in Galveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File Number 2019009023.

TRACT THREE

ALL OF BAYOU MAISON - SECTION THREE FINAL PLAT, a subdivision situated in the F.P. Epperson and P.G. Merrit Surveys in Galveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File Number 2019009024.

FILED

Instrument Number: *FILED2020000364*

Filing Fee: 23.00

Number Of Pages:6

Filing Date: 03/06/2020 3:56PM

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.*