

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: February 9, 2024

**DEED OF TRUST:**

Date: October 26, 2022

Grantor: SINE QUA NON PROPERTIES LLC

Grantor's County: GALVESTON

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ED  
HENDERSON, GEORGE HAWTHORNE, and ANDREW  
MILLS- MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. 2022067424, Real Property Records, Galveston County,  
Texas.

**PROPERTY:**

BEING 0.7075 ACRES, MORE OR LESS, OUT OF SUBDIVISION "L" OF LOT 1  
AND BLOCK 78, OF THE ANGELL-RUNGE ADDITION, ARCADIA, GALVESTON  
COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN DEED  
OF TRUST RECORDED UNDER DOCUMENT NO. 2022067424, OFFICIAL PUBLIC  
RECORDS OF GALVESTON COUNTY, TEXAS.

Commonly known as 4614 Edgemore Street, Santa Fe, Texas 77517.

**NOTE SECURED BY DEED OF TRUST:**

Date: October 26, 2022

**Original Principal Amount:** \$249,100.00

**Holder:** BAY MOUNTAIN FUND I, LLC

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 5th day of March, 2024.

**PLACE OF SALE OF PROPERTY (including county):**


County Courthouse of Galveston County, Galveston, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 11:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the 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.

**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 services to the sender of this notice immediately.**

  
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JIM MILLS, SUSAN MILLS, ED  
HENDERSON, GEORGE HAWTHORNE,  
and ANDREW MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

**FILED**

Instrument Number: *FILED2024000175*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 02/12/2024 10:11AM

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

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*