

Notice of Substitute Trustee's Sale

Date: January 25, 2024

Mortgagee: Tammy Lum

Note: Note dated September 21, 2018, in the original principal amount of \$130,000.00

Deed of Trust

Date: September 21, 2018

Grantor: Top Dollar Realty, LLC

Mortgagee: Tammy Lum

Recording Information: Clerk's File Instrument No. 2018057586, of the Official Public Records of Real Property of Galveston County, Texas

Property: The Surface of Lot Sixteen (16), of GULF MEADOWS a/k/a WITTJEN SUBDIVISION NO. 17, a subdivision of Alta Loma Outlot, No 496 in Galveston County, Texas, according to the map of plat thereof, recorded in Volume 254-A, Page 82, and transferred to Plat Record 4, Map No. 33, in the Office of the County Clerk of Galveston County, Texas.

Substitute Trustee's Name: Brian A. Brewer, Joanna Seyler, Steven Earl, or James E. Graham, any to act

Substitute Trustee's Address: 25700 I-45 North, Suite 140 Spring, TX 77386 (Montgomery County)

County: Galveston

Date of Sale (first Tuesday of month): March 5, 2024

Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place to wit:

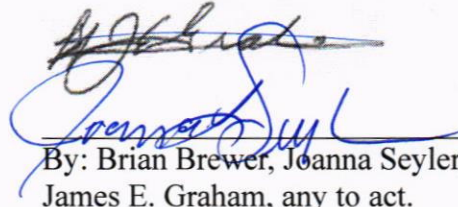
Lobby
Galveston County Courthouse, 1st Floor
722 Moody (21st Street)
Galveston, Texas 77550

Mortgagee has appointed Brian A. Brewer, Joanna Seyler, Steven Earl, or James E. Graham, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

A handwritten signature in blue ink, appearing to be "Joanna Seyler", written over a horizontal line.

By: Brian Brewer, Joanna Seyler, Steven Earl, or
James E. Graham, any to act.

PREPARED IN THE OFFICE OF:
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FILED

Instrument Number: *FILED2024000153*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 02/07/2024 11:43AM

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.*