

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 12th day of May, 2021, Andrew J. Shenk d/b/a Sunrise Contractors Group (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust were duly recorded in the Official Public Records of Real Property of Galveston County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of March, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, in the lobby of the Galveston County Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 722 Moody, Galveston, Texas 77550.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

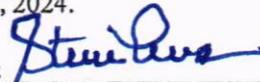
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 12th day of February, 2024.

By:



STEVE LEVA, Substitute Trustee

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

EXHIBIT "A"

A 4.399 tract of land out of the S. F. Austin League Survey No 4, in Galveston County, Texas, and being that same tract of land as described in Deeds recorded under Galveston County Clerk's File No. [S] 9953729, 2015011381, and 2015064487, and said tract being more particularly described by metes and bounds as follows;

BEGINNING at the Northwest corner of Lot 164, in Block 4, of South Acre Manor, Section Four [4], a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 5, Page 67, of the Map Records of Galveston County, Texas, said point lying in the East right of way line of Vauthier Road, 100 foot right of way;

THENCE from said Beginning Point, North 00 Deg. 43 Min. West, along the East right of way line Vauthier Road, 100 foot right of way, a distance of 280.00 feet to a set 3/8 inch iron rod for corner at the intersection of the East right of way of Vauthier Road, 100 foot right of way, with the South right of way line of Monticello Drive;

THENCE North 89 Deg. 17 Min. East, along the South right of way line of Monticello Drive, a distance of 576.35 feet to a set 3/8 inch iron rod for corner, said point being the intersection of the South right of way line of Monticello Drive with the occupied West right of way line of Westward Avenue;

THENCE along the occupied West right of way line of Westward Avenue, South 41 Deg. 08 Min. 02 Sec. East, a distance of 254.98 feet to a set 3/8 inch iron rod for corner;

THENCE South 00 Deg. 43 Min. East, a distance of 85.87 feet to a set 3/8 inch iron rod for corner at the Northeast corner of Lot 154, in Block 4, of South Acre Manor, Section Four [4] ;

THENCE South 89 Deg. 17 Min. West, along the North line of Block 4, of South Acre Manor, Section Four [4], a distance of 741.67 feet to a set 3/8 inch iron rod at the PLACE OF BEGINNING, and containing 4.399 acres, more

FILED

Instrument Number: *FILED2024000189*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 02/13/2024 1:07PM

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.*