

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: August 10, 2022
Grantor: PROPERTY RESEARCH GROUP, LLC, a California Limited Liability Company
Trustee: Matthew C. Aycock
Lender: LORI THOMPSON, as to an undivided 100% interest
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
Recorded: **Instrument #2022053006**, recorded on August 11, 2022, in the official Real Property (Deed) Records of **Galveston County, Texas**
Secures: **Promissory Note** ("Note") in the original principal amount of \$400,000.00, executed by **Robert Ferguson a/k/a Robert Nelson Ferguson, Jr., Designated Representative** of PROPERTY RESEARCH GROUP, LLC, a California Limited Liability Company ("Borrower") and payable to the order of Lender
Maturity Date: February 10, 2023

Legal Description:

THE NORTH 40 FEET OF LOT ONE (1) AND THE NORTH 40 FEET OF THE WEST 19 FEET 10 INCHES OF LOT TWO (2), IN THE SOUTHWEST BLOCK OF OUTLOT FORTY-FOUR (44), IN THE CITY AND COUNTY OF GALVESTON, TEXAS; and more commonly known as 2025 Avenue N. 1/2 St., Galveston, GALVESTON COUNTY, Texas 77550

FORECLOSURE SALE:

Date: **Tuesday, April 2, 2024**

Time: The sale of the Property will be held between the hours of **10:00 a.m. and 1:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **10:00 a.m.** and not later than three hours thereafter.

Place: OUTSIDE OF THE WEST ENTRANCE TO THE GALVESTON COUNTY COURTHOUSE, 722 MOODY, GALVESTON, TEXAS, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE GALVESTON COUNTY COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Steve Leva, Sandy Dasigenis, Jeff Leva and/or Patricia Poston.



Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender or Loan Servicer passes the Foreclosure Sale, then notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

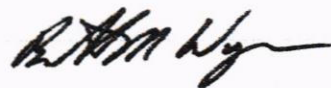
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

SUBSTITUTE TRUSTEE:



Bennett M. Wyse, Substitute Trustee
Texas State Bar No. 24008315

PRATT AYCOCK, LTD.

5910 N. Central Expwy, Suite 920

Dallas, Texas 75206

Office Tel: 469-807-3043

Alt. Tel: 214-473-5551

Fax: 214-540-9333

Email: bwyse@prattaycock.com

FILED

Instrument Number: *FILED2024000338*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 03/12/2024 11:55AM

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.*