

23TX324-0001  
4223 SAN DOMINGO DR, GALVESTON, TX 77554

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## NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:

LOTS 13 AND 14, BLOCK 11, PIRATES BEACH, SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1616, PAGE 174, OF THE DEED RECORDS AND TRANSFERRED TO VOLUME 8, PAGE 7, OF THE MAP AND/OR PLAT RECORDS, GALVESTON COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated April 7, 2022 and recorded on April 13, 2022 as Instrument Number 2022025297 in the real property records of GALVESTON County, Texas, which contains a power of sale.

**Sale Information:** April 02, 2024, at 10:00 AM, or not later than three hours thereafter, at the West entrance of the Galveston County Courthouse located at 722 Moody, Galveston, Texas, or as designated by the County Commissioners Court.

**Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:** The Deed of Trust executed by LINDA SWARZMAN secures the repayment of a Note dated April 7, 2022 in the amount of \$1,061,250.00. BRIDGE MORTGAGE FUND LLC, whose address is c/o FCI Lender Services, Inc., 8180 East Kaiser Blvd., Anaheim Hills, CA 92808, is the current mortgagee of the Deed of Trust and Note and FCI Lender Services, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

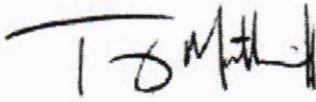


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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Joshua Sanders, Cary Corenblum, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Oian, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, Austin DuBois, Steve Leva, Sandy Dasigenis, Jeff Leva, Helen Henderson, Nick Frame, Cheyanne Troutt, Dustin George

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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 OR MORTGAGE SERVICER.**

**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.**



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GALVESTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**FILED**

Instrument Number: FILED2024000318

Filing Fee: 2.00

Number Of Pages:3

Filing Date: 03/11/2024 11:27AM

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.*