

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 8, 2024

NOTE: Promissory Note, as renewed, modified, or extended, described as follows:

Date: May 9, 2022
Maker: Linda Swarzman
Payee: Riverbend Funding, LLC
Original Principal Amount: \$181,500.00

DEED OF TRUST: Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, described as follows:

Date: May 9, 2022
Grantor: Linda Swarzman
Trustee: Agency Corporation
Beneficiary: Riverbend Funding, LLC
Recorded: Document No. 2022033789 Real Property Records, GALVESTON County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-B

BORROWER: Linda Swarzman

PROPERTY: The real property described as follows:

Legally described as: A TRACT OF LAND OUT OF AND BEING A PART OF LOT ELEVEN (11), DIVISION "B" OF THE TOWN OF LEAGUE CITY, A SUBDIVISION OUT OF THE M. MULDOON 2 LEAGUE GRANT ABSTRACT 18, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OF LEAGUE CITY, PREPARED BY R.W. LUTTRELL FOR J.C. LEAGUE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 287 FEET NORTHEAST OF THE SOUTHWEST CORNER OF LOT 11, DIVISION "B" OF THE TOWN OF DIVISION "B" OF THE TOWN OF LEAGUE CITY;

THENCE IN A NORTHEASTERLY DIRECTION PARALLEL WITH THE WALKER ROAD AND ALONG THE SOUTH LINE OF SAID LOT 11 FOR A DISTANCE OF 99 FEET TO A POINT FOR CORNER;

THENCE IN A NORTHWESTERLY DIRECTION PARALLEL WITH THE WESTERN LINE OF SAID LOT 11, FOR A DISTANCE OF 155 FEET TO A POINT FOR CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 99 FEET TO A POINT FOR CORNER;

THENCE IN A SOUTHEASTERLY DIRECTION PARALLELING THE WEST LINE OF SAID LOT 11, FOR A DISTANCE OF 155 FEET TO THE PLACE OF BEGINNING, MAKING A RECTANGULAR TRACT OF LAND 99 FEET BY 155 FEET OUT OF SAID LOT 11 IN DIVISION "B" OF THE TOWN OF LEAGUE CITY, WHICH IS A SUBDIVISION OF PART OF THE S.F. AUSTIN AND M. MULDOON GRANTS OF LAND ACCORDING TO THE MAP OF SAID SUBDIVISION MADE BY R.W. LUTTRELL (C.E.) FOR THE J.C. LEAGUE IN 1883, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

APRIL 2, 2024, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In GALVESTON County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

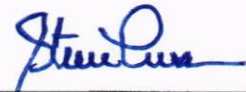
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

EXECUTED effective as of MARCH 8, 2024.

SUBSTITUTE TRUSTEE

Sign:  _____

Print: STEVE LEVA

FILED

Instrument Number: *FILED2024000322*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 03/11/2024 12:04PM

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.*