

Sakshi Bedi, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Heather Weitz
703 20th Avenue N, Texas City, TX 77590
Sent via first class mail and CMRR # 9489 0178 9820 3022 1517 48 on 03.12.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Heather Weitz and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Galveston County, Texas and is recorded under Clerk's File/Instrument Number 2022063359, to which reference is made for all purposes.

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

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 2nd day of April, 2024

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Galveston County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Part of Lots 5 and 6 in Block 19 of Mainland Park Addition, Section "B" in Galveston County, Texas, according to plat of said Mainland Park Addition, Section "B" of record in Volume 254-A, Page 50, in the Office of the County Clerk of Galveston County, Texas, as more particularly described by metes and bounds as follows; BEGINNING at a point in the Southerly line of Lot 5, Block 19, Mainland Park Addition, Section "B" in Galveston County, Texas, said point bearing North 83 degrees, 23 minutes, 34 seconds East a distance of 25.02 feet from Southwest corner of Lot 4, same being the Southeast corner of Lot 4. THENCE North 8 degrees 47 minutes 37 seconds West a distance of 131.24 feet across Lot 5 to a point for corner in the Northerly line of Lot 5, same being in the Southerly line

of Twentieth Avenue North; THENCE Easterly along the arc of a curve convex to the South, whose radius is 928.8 feet, same being the Southerly line of Twentieth Avenue North, at 50 feet passing the Northeast corner of Lot 5, same being the Northwest corner of Lot 6 a total distance of 80 feet, the chord of said arc bearing North 85 degrees 12 minutes 58 seconds East a distance of 79.97 feet to a point for corner; THENCE South 4 degrees 10 minutes 01 seconds East a distance of 128.71 feet across Lot 6 to a point for corner in the Southerly line of Lot 6; THENCE South 83 degrees 23 minutes 34 seconds West, at 30.03 feet passing the Southwest corner of Lot 6, same being the Southeast corner of Lot 5, a total distance of 69.43 feet to the PLACE OF BEGINNING, containing 0.2237 acre or 9,745 square feet of land.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

Berans

Ian Ghrist, Richard Ramsey, Brandon Evans, Tyler
Kirchoff, Jordan Corn and Morgan Jenkins
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED

Instrument Number: *FILED2024000332*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 03/12/2024 11:38AM

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.*