

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to Deed of Trust dated July 25, 2018, executed by and between **DOUGLAS LOMINAC** ("Mortgagor") conveyed to **PATRICK F. DOYLE, DENNIS R. BETTISON, ETHAN BAKER, JEFF ADAMS, DONNIE QUINTANILLA and JANA L. HARTNETT**, as Trustee(s) all of his right, title, and interest in and to that one certain parcel of real property situated in Galveston County, Texas and described as:

A tract of land out of Lots Fifteen (15) and Sixteen (16), in Block Thirty (30), of ALGOA SUBURBS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 1, of the Map Records of Galveston County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto.

to secure the payment of that certain Promissory Note ("Note") dated July 25, 2018, in the original principal amount of \$104,352.40, executed by **DOUGLAS LOMINAC** and payable to the order of **NICHOLAS STEPCHINSKI, PATRICIA FRANCIS SMITH, AND PEGGY JEAN CASTANIE** ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under Galveston County Clerk's File Number 2018044634; all in the Official Real Property Public Records of Galveston County, Texas; and

The Deed of Trust is in default and the entire unpaid balance of the Notes are due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Trustee to enforce the power of sale under Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the Galveston County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, MICHAEL ADAMS, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, as well as regular mail, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of 10:00 a.m. and 1:00 p.m. on the first Tuesday in **June**, being **June 4, 2024** at the first floor lobby, west side, of the Galveston County Courthouse, 722 Moody Avenue, Galveston, Texas or as designated by the County Commissioners.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Signed on May 13th, 2024.

DOYLE LAW FIRM, PLLC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

By: [Signature]
MICHAEL ADAMS, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 13th day of May, 2024, by **MICHAEL ADAMS**, Substitute Trustee, and in the capacity therein stated.

[Signature]
Notary Public in and for the State of Texas



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.

EXHIBIT "A" - TRACT TWO

A tract of land out of Lots Fifteen (15) and Sixteen (16), in Block Thirty (30), of ALGOA SUBURBS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 1, of the Map Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Lot 16, same being the Southeast corner of Lot 17;

THENCE North, along the West line of said Lot 16, a distance of 740.6 feet to a ½" iron rod found at the Northwest corner of said Lot 16 and East, along the North line of said Lot 16, a distance of 170.0 feet to a point for corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE East, along the North line of said Lots 16 and 15, at 124.0 feet pass the common Northeast corner of said Lot 16 and the Northwest corner of said Lot 15, and continuing for a total distance of 418.0 feet to a ½" iron rod found at the Northeast corner of said Lot 15;

THENCE South, along the East line of said Lot 15, a distance of 373.3 feet to a ½" iron rod found on the North line of Lot 1 of Mackay-Webb Addition as recorded in Plat Record 11, Page 5 in the Office of the County Clerk of Galveston County, Texas;

THENCE West, along the North line of said Lot 1, at 294.0 feet pass the common West line of said Lot 15 and the East line of said Lot 16, and continuing for a total distance of 465.84 feet to a ½" iron rod set for corner;

THENCE South, along the West line of said Lot 1, at 3.0 feet pass a found angle iron and continuing for a total distance of 367.3 feet to a ½" iron rod set for corner on the South line of said Lot 16, from which a ½" iron pipe found bears South 3.0°;

THENCE West, along the South line of said Lot 16, a distance of 102.16 feet to a point for corner;

THENCE North, parallel with the West line of said Lot 16, a distance 548.6 feet to a point for corner.

THENCE East, parallel with the North line of said Lot 16, a distance of 150.0 feet to a point for corner;

THENCE North, parallel with the West line of said Lot 16, a distance of 192.0 feet to the **POINT OF BEGINNING**, and containing 5.068 acres of land, more or less.

FILED

Instrument Number: *FILED2024000595*

Filing Fee: 2.00

Number Of Pages: 5

Filing Date: 05/13/2024 3:34PM

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.*