

Notice of Trustee's Sale

Date: May 14, 2023

Substitute Trustee: Keval Patel

Substitute Trustees' Addresses: 19855 Southwest Freeway, Suite 330, Sugar
Land, Texas 77479
281-313-5300

Lenders: Debra Lichtenfeldt

Debt: \$960,000.00 debt obligation to Lenders as specified below:

Deed of Trust to Secure Performance ("Deed of Trust"):

Dated: April 15, 2021

Grantor: James Somerville

Trustee: Patrick Doyle, Dennis R Bettison, Jeff Adams, Donnie Quintanilla, Jana L.
Hartnett, Albert G. Redmond, Peter J. Sapio, Jr. or Thea Clark

Lenders: Debra Lichtenfeldt

Property Address: See Attached Exhibit "A"

Recorded in: Document Number 2021-27708 in the Real Property Records of Galveston
County, Texas

Secures: Promissory Note dated April 15, 2021

Property: See Attached Exhibit "A"

County: Galveston County Texas

Date of Sale (first Tuesday of month): June 4, 2024

Time of Sale: 10:00 am

Place of Sale: 722 Moody Avenue, Galveston Texas 77550 or as designated by the county
commissioners

**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.

The Lenders have appointed Keval Patel as Substitute Trustee under the Deed of Trust. The Lenders have instructed Trustees to offer the Property for sale toward the satisfaction of the debt obligations.

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 is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Keval Patel

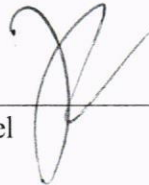
A handwritten signature in black ink, appearing to be 'Keval Patel', written over a horizontal line.

EXHIBIT "A"

Four Tracts of land being a portion of Lot 480, in Section 1 of the Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas, said Tracts of Land being Lots 20, 22, 23, 24, 25 and 26 of Silver Sands, an unrecorded subdivision in Galveston County, Texas.

TRACT I:

COMMENCING at the intersection of the westerly line of Lot 480 with the southerly line of Stewart Road, said point called S 25° E, 78.7 feet from the northwest corner of Lot 480;

THEN called N 65° 34' E along the southerly line of Stewart Road, 305.00 feet;

THEN S 25° 00' E along East Silver Sands, a 50 foot undedicated road, 822.75 (called 820) feet to a found one inch diameter steel pipe (1" IP) for the POINT OF BEGINNING;

THEN S 25° 00' E continuing along East Silver Sands, 184.00 feet to a found 1/2" steel reinforcement bar (1/2" IR);

THEN S 65° 00' W (called S 65° 34' W), 152.50 feet to a found 1/2" IR in concrete;

THEN N 25° 00' W, 184.00 feet to a found 1/2" IR in concrete;

THEN N 65° 00' E (called N 65° 34' E), 152.50 feet to the POINT OF BEGINNING, containing 0.644 acre (28,060 square feet) of land and being known as Lots 20 and 22, Silver Sands Subdivision.

TRACT II:

COMMENCING at the intersection of the westerly line of Lot 480 with the southerly line of Stewart Road, said point called S 25° E, 78.7 feet from the northwest corner of Lot 480;

THEN S 25° 00' E along the East line of 7-1/2 Mile Road, a 50 foot county road, 1007.3 feet to a found IR w/cap for the POINT FOR BEGINNING;

THEN N 65° 00' E (called N 65° 34' E), 305.00 feet to a found 1/2" IR in the West line of East Silver Sands;

THEN S 25° 00' E along East Silver Sands, 92.00 feet to a set 1/2" IR;

THEN S 65° 00' W (called S 65° 34' W), 305.00 feet to a set 1/2" IR in 7-1/2 Mile Road;

THEN N 25° 00' W along 7-1/2 Mile Road, 92.00 feet to the POINT OF BEGINNING, containing 0.644 acre (28,060 square feet) of land and being known as Lots 23 and 24, Silver Sands Subdivision.

TRACT III:

COMMENCING at the southwest corner of Lot 480;

THEN N 25° 00' W, 50.00 feet to the POINT OF BEGINNING;

THEN N 25° 00' W along 7-1/2 Mile Road, 92.00 feet to a found IR w/cap;

THEN N 65° 00' E (called N 65° 34' E), 152.50 feet to a found IR w/cap;

THEN S 25° 00' E, 92.00 feet to a found 5/8" IR in the North line of San Luis Pass Road (200 foot width);

THEN S 65° 00' W along the San Luis Pass Road, 152.50 feet to the POINT OF BEGINNING, SAVE AND EXCEPT a tract conveyed to the State of Texas by deed recorded in Volume 1997, Page 5 in the Office of the County Clerk of Galveston County, Texas (OCCGC), containing 0.029 acre (1,250 square feet) of land and being further described by metes and bounds as follows:

COMMENCING on the southwesterly line of Lot 480, being the West corner of a tract conveyed to B. Wittjen in Volume 1619, Page 391, OCCGC, now known as the West corner of Lot 19, Silver Sands Subdivision;

THEN S 25° 00' E along the southwest line of Lot 480, 318.00 feet to a 1/2:" IR set for the POINT OF

BEGINNING in the northwest line of San Luis Pass Road (aka State Farm to Market Road 3005);

THEN S 70° 00' E along San Luis Pass Road, 70.71 feet to a set 1/2" IR;

THEN S 65° 00' W along the southeast line of the Wittjen tract, 50.00 feet to the southwest line of Lot 480;

THEN N 25' 00' W along the southwest line of Lot 480, 50.00 feet to the POINT OF BEGINNING, resulting in the subject tract containing. 0.293 (12,780 square feet) of land.

TRACT IV:

COMMENCING at the southwest corner of said Lot 480;

THEN N 25° 00' W, 50.00 feet to a point in the northerly line of Farm to Market Road 3005 (FM 3005, aka San Luis Pass Road, 200 foot width);

THEN N 65° 34' E along FM 3005, 152.50 feet to a 1/2 inch diameter steel reinforcement bar (1/2" IR) set for the

POINT OF BEGINNING, from which a found 1/2" IR bears S 27°01'E, 3.29 feet;

THEN N 25° 00' W, 92.00 feet to a found 1/2" IR;

THEN N 65° 34' E, 152.50 feet to a found 1/2" steel pipe (1/2" IP) in the westerly line of East Silver Sands, a 50 foot undedicated road;

THEN S 25° 00' E along East Silver Sands, 92.00 feet to a set 1/2' IR in San Luis Pass Road;

THEN S 65° 34' W along the San Luis Pass Road, 152.50 feet to the POINT OF BEGINNING, containing 0.322 acre (14,030 square feet) of land.

FILED AND RECORDED

Instrument Number: 2021027708

Recording Fee: 74.00

Number Of Pages:14

Filing and Recording Date: 04/19/2021 8:15AM

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

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

FILED

Instrument Number: *FILED2024000606*

Filing Fee: 2.00

Number Of Pages: 7

Filing Date: 05/14/2024 2:52PM

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.*