

NOTICE OF FORECLOSURE SALE

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.

Date: May 13, 2024

Deed of Trust ("Deed of Trust"):

Date: March 13, 2023

Grantor: General Jasper Tyler Jr and Alyssa Regina Tyler

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. 2023018000 in the Official Public Records of Galveston County, Texas

Substitute Trustee(s): Jacob Hyde and Gerald Gonzalez

Promissory Note ("Note"):

Date: March 13, 2023

Borrower: General Jasper Tyler Jr and Alyssa Regina Tyler

Lender: The Owner Finance Company

Original Principal Amount: \$225,250.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

Lot Fifteen (15) of Carriage Lane Subdivision, a subdivision of part of Lot 16 in Division "II" of the Cook and Stewart Subdivision, out of the John D. Moore League, in Galveston, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 88, in the Office of the County Clerk of Galveston County, Texas, which currently has the address of 2202 Carriage Lane, La Marque, Texas 77568 ("Property Address").

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, June 04, 2024

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Galveston County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

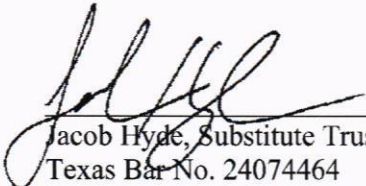
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 7 Switchbud Pl., Ste. 192-275, The Woodlands, TX 77380, Tel: (512) 992-8591, Fax (512) 532-7227, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED: May 13, 2024



Jacob Hyde, Substitute Trustee
Texas Bar No. 24074464
Gerald Gonzalez, Substitute Trustee
7 Switchbud Pl., Ste. 192-275
The Woodlands, TX 77380
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Fax: (512) 532-7227
jacob.hyde.law@gmail.com

FILED

Instrument Number: *FILED2024000598*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 05/13/2024 4:26PM

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.*