Notice of Substitute Trustee's Sale

Date:

May 6, 2024

Trustee:

Ramon A. Vitulli III

Substitute Trustees:

Jim D. Hamilton, John Mayer and James Lombardi, III, and each of them acting alone, 7700

San Felipe, Suite 550, Houston, Texas 77063

Lender:

Stellar Bank, successor in interest to Allegiance Bank, 8807 W. Sam Houston Parkway North, Ste. 100,

Houston, Harris County, Texas 77040

Note(s):

Promissory Note in the original principal amount of \$480,000.00, dated January 8, 2020, executed by Isbell Investments, LLC and payable to Stellar Bank, successor in interest to Allegiance Bank, secured

by a Deed of Trust of even date.

Deed of Trust ("Deed of Trust")

Date:

January 8, 2020

Grantor:

Isbell Investments, LLC

Lender:

Stellar Bank, successor in interest to Allegiance Bank

Recording Information:

File No.: 2020001596 of the Real Property Records of Galveston County, Texas.

Property:

See Exhibit "A", attached hereto and made a part hereof for all purposes and particularly and all improvements thereon, including all personal property secured by the deed of trust and security agreement included in the Deed of Trust and otherwise by any security agreement.

County:

Galveston County

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

Time of Sale:

10:00 a.m.

Place of Sale

At the area designated by the Commissioner's Court of Galveston County, Texas (as such designation is recorded in the Real Property records of Galveston County, Texas).

Lender has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust. Lender has instructed the Substitute Trustees, and each of them acting alone, to offer the Property for sale toward the satisfaction of the Note.

Notice is given that the Date of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deed of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

Jim D. Hamilton, Substitute Trustee 7700 San Felipe, Suite 550, Houston, Texas 77063 Name and address of sender of this Notice

THE STATE OF TEXAS

COUNTY OF HARRIS

8888

This instrument was **ACKNOWLEDGED**, **SWORN TO AND SUBSCRIBED TO BEFORE ME**, on the day of May 2024, by Jim D. Hamilton Trustee.



Notary Public, State of Texas

EXHIBIT "A"

TRACT 4:

LOT TWENTY-FOUR (24), IN BLOCK TWO (2), OF WAYSIDE PLACE, SECTION NO. 1, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 60 AND TRANSFERRED TO PLAT RECORD 9, MAP NO. 57, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS; AND

FILED

Instrument Number:

FILED2024000564

Filing Fee: 2.00

Number Of Pages:

4

Filing Date: 05/07/2024 1:05PM

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, 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.