

Notice of Trustee's Sale

Date: May 10, 2024

[Trustee/Substitute Trustee]: Mark W. Stevens

[Trustee/Substitute Trustee]'s Address: PO Box 16138, Galveston, Texas

Mortgagee: Estate of Theresa L. Brady c/o Independent Executrix Catherine Brinkley

Note: \$55,000.

Deed of Trust

Date: October 17, 2007

Grantor: Thirty-Three and a Third Corporation

Mortgagee: Thirty Three and a Third Corporation

Recording information: 2007067410

Property:

The surface only of part of Lot 3 in Division "D" of Cook and Stewart Subdivision in the John D. Moore League, in Galveston County, Texas, according to the map thereof recorded in Volume 81, Page 526 in the County Clerk's office of Galveston County, and being more particularly described by metes and bounds as follows:

BEGINNING at a point which is North 39 degrees 08 minutes West, a distance of 34.0 feet and South 50 Degrees 52 Minutes West, a distance of 200 feet from the Northeast corner of the said Lot 3;

THENCE South 50 Degrees, 52 minutes West, along and with the Southeasterly line of a 20-foot alley, a distance of 60.33 feet to a point for corner;

THENCE South 39 degrees 08 minutes East, a distance of 124.5 feet to a point for corner with any right, title and interest

THENCE North 50 Degrees 52 minutes East, a distance of 60.33 feet to a point for corner;

THENCE north 39 degrees 08 minutes West, a distance of 124.5 feet to the PLACE OF BEGINNING

Together with any right, title and interest of State of Texas in and to adjacent strips, cores, streets alleys or right of ways as well as all improvements on

the land, if any, and all fixtures and article of personal proppy, if any, which may be affixed to the land or theimprovements thereon and all hereditaments thereto.

including all personal property secured by the security agreement included in the Deed of Trust.

County: Galveston

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

Time of Sale: 12:00 Noon and within 3 hours thereafter.

Place of Sale: Lobby, Galveston County Courthouse, First Floor, 722 Moody, Galveston, Texas 77550.

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.

Mark W Stevens, Substitute under the Deed of Trust/Mortgagee has been appointed following the death of the original Trustee, Henry Coltzer. Mortgagee has instructed Substitute Truestte to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee[s] will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.] The sale will begin at the Time of Sale or not later than three hours thereafter.



Mark W. Stevens

Substitute Trustee

FILED

Instrument Number: *FILED2024000584*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 05/10/2024 2:55PM

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.*