

NOTICE OF TRUSTEE'S SALE

Pursuant to Deed of Trust dated September 25, 2020, executed by and between Monika Patel, ("Mortgagor") conveyed to **Lee A. Mencacci and/or Michael B. Hughes**, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Galveston County, Texas and described as:

Being that certain 25 acre tract or parcel conveyed to Joe H. Kahla as recorded Being that certain 1,089,010 square feet (25 acres) tract ok parcel conveyed to Joe H. Kahla as recorded in Film Code No. 013-48-2272 Galveston County Deed Records, Galveston County, Texas (GCDR), out of Tract I, a 465.6784 acre tract or parcel out of the A. Van Nordstrand Survey; Abst. 203, of Galveston County, Texas, as conveyed to Four D Venture, Inc. as recorded in Film Code 008-50-0958 (GCDR) and said square feet (25 acres) being more particularly described by metes and bounds as follows:

BEGNNING at the intersection of the North line of State Highway 87 (120 foot right-of-way) and the West line of said Four D Venture, Inc. Tract I and being the Southeast comer of a tract conveyed to Reynaldo R. Trevino as recorded in Clerk's File No 2005040913, GCPR,

THENCE N 32 deg 08 min 53 sec west, along the East line of said Trevino tract, a distance of 1558.93 feet to a found 1-inch iron pipe being in the East line of said Trevino tract and the Southwest comer of the remainder Four D Venture tract and the Northwest corner of the herein described tract,

THENCE N 54 deg 10 min 48 sec. East, along the South line of said Four D Venture tract, a distance of 700.00 feet to a found 1-inch iron pipe,

THENCE S 32 deg 08 min 53 sec East, along the West line of said Four D Venture remainder tact, a distance of 1558.93 feet to the North line of said State Highway No 87.

to secure the payment of that one certain Promissory Note ("Note") dated September 25, 2020, in the original principal amount of \$275,000.00, executed by Monika Patel and payable to the order of BRIDGE CITY REAL PROPERTIES, LLC ("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 No. 2020060322; and is additionally secured by Vender's Lien retained in Deed of Trust filed for record under Galveston County Clerk's File No. 2020060322; all in the Official Real Property Public Records of Galveston County, Texas;

The Deed of Trust is in default and the entire unpaid balance of the Note is 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, **Lee A. Mencacci**, 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 July, 2024, being July 2, 2024 at the lobby of the Galveston County Courthouse, located at 722 Moody, Galveston, TX 77550, 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.

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.

Signed on May 20, 2024.

MCLEOD, ALEXANDER, POWEL & APFFEL, P.C.

802 Rosenberg

Galveston, Texas 77550

Telephone: (409) 763-2481

Facsimile: (409) 762-1155

By:



Lee A. Mencacci, Trustee

FILED

Instrument Number: *FILED2024000637*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 05/24/2024 10:05AM

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.*