

**Notice of Foreclosure Sale**

June 9<sup>th</sup>, 2024

612 Sunset, La Marque, Texas 77568 ("Deed of Trust"):

Dated: 09/20/2023

Grantor: Xenial Holdings, LLC Series 99, a Texas limited liability company

Trustee: Jonathan J. Paull

Lender: Broadacres Capital LLC

Recorded in: Instrument # 2023047245 of the real property records of Galveston County, Texas,

Legal Description: Lot Seven (7) of Twelve Oaks Section One (1), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254- A, Page 85 and transferred to Plat Record 9, Map No. 1 5 in the Office of the County Clerk of Galveston County, Texas.

Otherwise known as:

612 Sunset Ln.  
LaMarque, Texas 77568

Secures: The Deed of Trust (File #2023047245) and the Promissory Note ("Note") in the original principal amount of \$171,074.21, executed by Xenial Holdings, LLC Series 99, a Texas limited liability company ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, July 2<sup>nd</sup>, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1 pm and not later than three hours thereafter.

Place: Galveston County Courthouse

722 Moody  
Galveston, Texas 77550

OR IN THE AREA DESIGNATED BY THE COMMISSIONERS  
COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS  
PROPERTY CODE

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Broadacres Capital LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Broadacres Capital LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Broadacres Capital LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Broadacres Capital LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Broadacres Capital LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

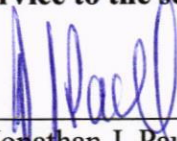
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Broadacres Capital LLC. 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 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

**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.**



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Jonathan J. Paull  
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Houston, TX 77056  
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Telecopier (713) 227.5840



**FILED**

Instrument Number: *FILED2024000675*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 06/10/2024 12:23PM

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.*