

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date:** October 23, 2023  
**Grantor(s):** Joi Lynn McCray Cole and Joaviah Danyail Guidry  
**Mortgagee:** 400 Westmoreland, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 2024005199  
**Property County:** Galveston County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Galveston County, Texas, being more particularly described as **THE EAST 30 FEET OF LOT 7 AND THE WEST 20 FEET OF LOT 8, BLOCK 56, KOHFELDT HEIGHTS ADDITION A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 6, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS** (more particularly described in the Loan Documents).

**Date of Sale:** JULY 02, 2024

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale of Property:** THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY COURTHOUSE, 722 MOODY (21st STREET), GALVESTON, TX 77550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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**

### ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

The Mortgagee, whose address is:

400 Westmoreland, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 11<sup>th</sup> day of June 2024

*Patricia Post*

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Patricia Poston or Nick Poston or  
David Poston or Chris Poston or  
Anna Sewart or David Barry or  
Byron Sewart or Austin DuBois or  
Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerda or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Álvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

**FILED**

Instrument Number: *FILED2024000703*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 06/11/2024 2:44PM

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*

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**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.*