

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: TRACT 1:
LOT 74, IN BLOCK 7, OF SOUTH ACRE MANOR, SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 106 AND TRANSFERRED TO PLAT RECORD 5, MAP NO. 66, MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

COMMONLY KNOWN AS: 7426 MEADOWLARK LANE., TEXAS CITY, TX 77591

TRACT 2:
LOT 13 OF BERMUDA BEACH, SECTION 2, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 30 AND TRANSFERRED TO PLAT RECORD 1, MAP NO. 38 OF THE MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

COMMONLY KNOWN AS: 12809 JOHN REYNOLDS CIRCLE, GALVESTON, TX 77554

TRACT 3:
ALL OF LOT SEVEN (7) AND THE WEST SIXTY (60) FEET OF LOT EIGHT (8) IN BLOCK TWENTY-EIGHT (28) OF MAINLAND PARK ADDITION, SECTION "E", IN TEXAS CITY, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 65 AND TRANSFERRED TO PLAT RECORD 2, MAP NO. 38 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS; THE WEST 60 FEET OF SAID LOT 8 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 8 IN BLOCK 28, MAINLAND PARK ADDITION, SECTION "E", TEXAS CITY, GALVESTON COUNTY, TEXAS SAME BEING THE NORTHEASTERLY CORNER OF LOT 7 AND IN THE SOUTHERLY LINE OF 24TH AVENUE NORTH; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1880 FEET (CALLED 1800 FEET) A DISTANCE OF 60 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER IN THE NORTHERLY LINE OF LOT 8, THE SAME BEING THE SOUTHERLY LINE OF 24TH AVENUE NORTH; THENCE SOUTH 14 DEGREES 51 MINUTES 49 SECONDS EAST, A DISTANCE OF 115.53 FEET ALONG LOT 8 TO A 1 INCH IRON PIPE SET FOR CORNER AND BEING IN THE SOUTHERLY LINE OF LOT 8; THENCE SOUTH 75 DEGREES 51 MINUTES 27 SECONDS WEST, ALONG THE SOUTHERLY LINE OF LOT 8, A DISTANCE OF 56.36 FEET TO THE SOUTHWESTERLY CORNER OF LOT 8, SAME BEING THE SOUTHEASTERLY CORNER OF LOT 7; THENCE NORTH 16 DEGREES 41 MINUTES 33 SECONDS WEST, ALONG THE WESTERLY LINE OF LOT 8, SAME BEING THE EASTERLY LINE OF LOT 7, A DISTANCE OF 113.79 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS: 1007 24TH AVENUE NORTH, TEXAS CITY, TX 77590

TRACT 4:
ALL THAT CERTAIN 0.115 ACRE (5,024 SQUARE FEET) TRACT OF LAND SITUATED IN THE JONES SHAW SURVEY, ABSTRACT NUMBER, 179, GALVESTON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF SANDY BEACH, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 81, OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.) AND LATER TRANSFERRED TO PLAT RECORD 8, MAP NO. 52, OF THE G.C.M.R., AND FURTHER BEING ALL OF TROUT BOULEVARD LYING BETWEEN BLOCKS "M" AND "J" OF SAID SANDY BEACH AWARDED TO MICHAEL JUNOT, BY JUDGMENT RENDERED UNDER CAUSE NO. 14CV0259, FILED IN THE 405TH JUDICIAL DISTRICT COURT OF GALVESTON COUNTY, TEXAS, STYLED MICHAEL JUNOT VS W.D. BLALOCK, ET AL. TO WHICH A CERTIFIED COPY OF THE SAME APPEARS OF RECORD UNDER GALVESTON COUNTY CLERICS FILE NO. 2015005613, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AND ARL REFERENCED TO NGS MARK HGCS D 64 (A W6988) (N: 13,744,577.67; B: 3,366,638.74); BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "RD ELLIS" FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF REDFISH LANE (30 FEET WIDE, SANDY BEACH) WITH THE WESTERLY R.O.W. LINE OF TROUT BLVD. (50 FEET WIDE, SANDY BEACH) FOR THE NORTH CORNER OF LOT 5 IN SAID BLOCK "M", AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT (N: 13,737,347.98; E: 3,357,004.82); THENCE, THROUGH AND ACROSS SAID TROUT BLVD. R.O.W., AND WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, NORTH 61 DEGREES 53 MINUTES 44 SECONDS EAST, A DISTANCE OF 51.74 FEET TO THE INTERSECTION OF THE SOUTHERLY R.O.W. LINE OF SAID REDFISH LANE WITH THE EASTERLY R.O.W. LINE OF SAID TROUT BLVD., FOR THE WEST CORNER OF LOT 1, IN SAID BLOCK "J", AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF SAID BLOCK "J" AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 41 DEGREES 56 MINUTES 16 SECONDS EAST, AT 5.00 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HIGH TIDE SURVEYING" FOUND FOR REFERENCE, AND CONTINUE, IN ALL, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "RD ELLIS" FOUND AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF SAID TROUT BLVD. WITH THE NORTHERLY R.O.W. LINE OF DRUM LANE (30 FEET WIDE, UNIMPROVED, SANDY BEACH), FOR THE SOUTH CORNER OF LOT 2, OF SAID BLOCK "J", AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, THROUGH AND ACROSS SAID TROUT BLVD. R.O.W., AND WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 61 DEGREES 53 MINUTES 44 SECONDS WEST, A DISTANCE OF 51.74 FEET TO THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF SAID DRUM LANE WITH THE WESTERLY R.O.W. LINE OF SAID TROUT BLVD, FOR THE EAST CORNER OF LOT 7, OF SAID BLOCK "M", AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH A 1/2 IRON ROD WITH PLASTIC CAP STAMPED "COASTAL SURVEYING" FOUND FOR REFERENCE BEARS NORTH 42 DEGREES 52 MINUTES EAST, A DISTANCE OF 0.6 FEET; THENCE, WITH THE EASTERLY LINE OF SAID BLOCK "M" AND THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, NORTH 41 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,024 SQUARE FEET (0.115 OF ONE ACRE) LAND.

COMMONLY KNOWN AS: 1760 REDFISH LANE, CRYSTAL BEACH, TX 77554

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/30/2021 and recorded in Document 2021057168 real property records of Galveston County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 07/02/2024
Time: 10:00 AM

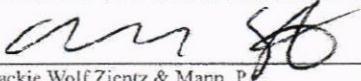
Place: Galveston County, Texas at the following location: OUTSIDE THE WEST ENTRANCE TO THE GALVESTON COUNTY COURTHOUSE, 722 MOODY, GALVESTON, TEXAS 77550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by REDFISH PROPERTY HOLDINGS, LLC AND REDFISH PROPERTY HOLDINGS, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$2,400,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST II is the current mortgagee of the note and deed of trust and RF MORTGAGE SERVICES CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST II c/o RF MORTGAGE SERVICES CORPORATION, 222 W. Adams St., Suite 3150, Chicago, IL 60606 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE 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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Maekie, Attorney at Law
✓ Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Galveston County Clerk and caused it to be posted at the location directed by the Galveston County Commissioners Court.

FILED

Instrument Number: *FILED2024000698*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 06/11/2024 11:29AM

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.*