

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

June 10, 2024

### NOTE:

Date:	January 25, 2017
Maker:	Osama Al-Rifai
Payee:	Plains State Bank
Original principal amount:	\$318,000.00

### DEED OF TRUST:

Date:	January 25, 2017
Grantor:	Osama Al-Rifai and wife Martha G. Al-Rifai
Trustee:	Milan Saunders
Beneficiary:	Plains State Bank
Recording data:	Recorded under Clerk's File No. 2017005942, Official Public Records of Galveston County, Texas.

**LENDER:** Plains State Bank

**BORROWER:** Osama Al-Rifai

**PROPERTY:** TRACT I:

LOT 12, BLOCK 277, CITY OF GALVESTON, GALVESTON COUNTY, TEXAS.

TRACT II:

THE SOUTH SEVENTY (70) FEET OF LOT 14, BLOCK 435, CITY OF GALVESTON, GALVESTON COUNTY, TEXAS.

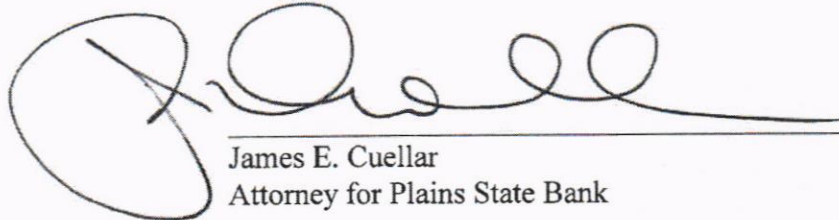
**SUBSTITUTE TRUSTEES:** James E. Cuellar  
Jeffrey D. Stewart  
D. Brent Wells  
440 Louisiana, Suite 718  
Houston, Texas 77002  
(713) 222-1281

STEVE LEVA, SANDY DASIGENIS, JEFF LEVA,  
PATRICIA POSTON, NICOLE DURRETT  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038



4818938

**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.**



James E. Cuellar  
Attorney for Plains State Bank

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

July 2, 2024, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Outside of the West entrance to the Galveston County Courthouse, 722 Moody, Galveston, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

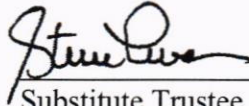
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

**ACTIVE DUTY MILITARY NOTICE**

**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.**

**NOTICE**

**The attorney sending this communication is a debt collector. This is an attempt to collect a debt, and any information obtained will be used solely for that purpose.**

A handwritten signature in black ink, appearing to read "Steve Leva", written over a horizontal line.

Substitute Trustee  
STEVE LEVA

**FILED**

Instrument Number: *FILED2024000694*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 06/11/2024 11:22AM

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.*