

## NOTICE OF TRUSTEE'S SALE

Pursuant to Deed of Trust dated **May 19, 2020**, executed by and between **JAMES T. SOMERVILLE, Individually, and PACINI INC.**, ("Mortgagor") conveyed to -, 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:

**The Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), of Gulf Palms, an addition in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 83 and transferred to Plat Record 4, Map No. 36, of the Map Records of Galveston County, Texas, together with the following personal property:**

**All fixtures, supplies, materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;**

**All plans and specifications for development of or construction of improvements on the Property;**

**All contracts and subcontracts relating to the construction of improvements on the Property;**

**All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;**

**All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;**

**All proceeds payable or to be payable under each policy of insurance relating to the Property; and**

**All products and proceeds of the foregoing.**

to secure the payment of that one certain Promissory Note ("Note") dated May 19, 2020, in the original principal amount of \$1,225,000.00, executed by **JAMES T. SOMERVILLE and PACINI, INC.**, and payable to the order of **DIANA DEE (CAUSEY) PACINI**, ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust executed by **JAMES T. SOMERVILLE and PACINI, INC.**

The Deed of Trust was filed of record under Galveston County Clerk's File Number 2020029810; all in the Official Real Property Public Records of Galveston County, Texas; and

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;

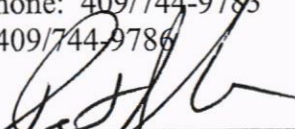
Therefore, I, PETER J. SAPIO, JR., Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 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 **August**, being **August 6, 2024** at the first floor lobby, west side, of the Galveston County Courthouse, 722 Moody Avenue, Galveston, Texas 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.

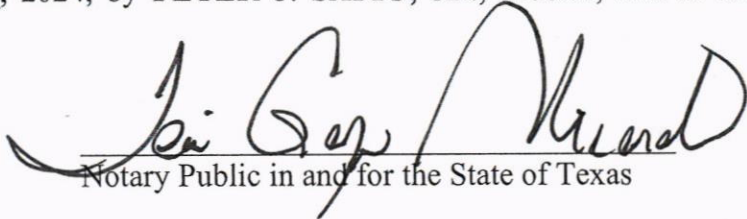
Signed on July 12, 2024.

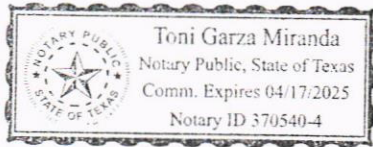
**DOYLE LAW FIRM, PLLC**  
6710 Stewart Road, Suite 300  
Galveston, Texas 77551  
Telephone: 409/744-9783  
Fax: 409/744-9786

By:   
PETER J. SAPIO, JR., Trustee

THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

This instrument was acknowledged before me on the 12<sup>th</sup> day of July, 2024, by **PETER J. SAPIO, JR.**, Trustee, and in the capacity therein stated.

  
Notary Public in and for the State of Texas





**FILED**

Instrument Number: *FILED2024000792*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 07/15/2024 12:26PM

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.*