

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

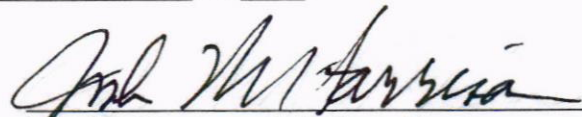
WHEREAS, the undersigned Substitute Trustee has been appointed by Independent Bank, the beneficiary under that certain Deed of Trust dated August 22, 2022, executed by Alaniz & Hernandez, LLC, and filed for record in the Office of the County Clerk of Galveston County, Texas, under Clerk's File No. 2022055127 ("Deed of Trust"); and

WHEREAS, the note owned and held by Independent Bank, is now in default and the note is secured by the above described Deed of Trust;

NOW, THEREFORE, Josh M. Harrison or Preston C. Goodwin or another duly appointed Substitute Trustee, will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby, and at the request of the holder of the indebtedness, default having been made in the payment thereof, sell on Tuesday, the 6th day of August, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder for cash, in the area for such public sales of real property, outside the West entrance to the Galveston County Courthouse, 722 Moody, Galveston, Texas 77550, or in such other location as may be designated by the Galveston County Commissioners' Court, between the hours of 11:00 o'clock a.m. and 2:00 o'clock p.m. on that day, the following described property, to-wit:

2.879 acres of land, more or less, being Tract Seventeen (17), Eighteen (18), and Nineteen (19), out of Lots One (1) & Two (2), Block Twenty-Four (24), NEW ALGOA SUBURBS, according to the Plat recorded in Volume 254-A, Page 17, Office of the County Clerk, Galveston County, Texas, out of Section 15, I & G N R R Co. Survey, Abstract 602, Galveston County, Texas, described in Deed of Record in Film Code No. 017-74-2748, Office of the County Clerk, Galveston County, Texas, said 2.879 acre tract being more particularly described by metes and bounds on Exhibit "A" to the Deed of Trust.

WITNESS MY HAND on this 21st day of June, 2024.



Josh M. Harrison, Substitute Trustee
Goodwin & Harrison, L.L.P.
P.O. Box 8278
The Woodlands, Texas 77387-8278
(281) 363-3136
Email: josh@goodwin-harrison.com

EXHIBIT "A"

2.879 acres of land, being Tract 17, 18, And 19 out of Lots 1 & 2, Block 24, New Algoa Suburbs, according to the Plat recorded in Volume 254-A, Page 17, Office of the County Clerk, Galveston County, Texas, out of Section 15,1 & G.N.R.R. Co. Survey, Abstract 602, Galveston County, Texas, described in Deed of Record in Film Code No. 017-74-2748, Office of the County Clerk, Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the herein described tract, in the West line of a 40 foot road (called Thompson Road) being located South, a distance of 873.50 feet from the Northeast corner of Block 24,

THENCE South, along and with the West line of said 40 foot road, a distance of 349.17 feet to a 1 inch iron pipe found for the Southeast corner of the herein described tract in the Northwest line of State Highway No. 6,

THENCE North 68 deg 34 min 45 sec West, along and with the Northwest line of State Highway No. 6, a distance of 449.63 feet to a 1/2 inch iron rod found for the Southwest corner of the herein described tract, being the Southeast corner of a tract conveyed to Ramiro O. Barron, as described in Film Code 003-28-1763, Office of the County Clerk, Galveston County, Texas,

THENCE North 21 deg 26 min 04 sec. East, along and with the East line of said Barron tract, a distance of 325.02 feet to a 3/4 inch iron pipe found for the Northwest corner of the herein described tract in the South line of a tract conveyed to Donald J. Gardner, as described in Film Code 011-38-2563, Office of the County Clerk, Galveston County, Texas,

THENCE South 68 deg 35 min East, a distance of 322.03 feet to the PLACE OF BEGINNING and containing 2.879 acres of land.

FILED

Instrument Number: *FILED2024000739*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 06/25/2024 9:32AM

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.*