

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

WHEREAS, by a Deed of Trust dated May 10, 2018 (herein called the "2018 Deed of Trust"), recorded under Document No. **2018028245** of the Official Records of Galveston County, Texas, to which reference is here made for all purposes, **FM 270 NO. 201 LTD.**, a Texas limited partnership, did grant, sell and convey unto **JAMES F. BROWN, JR.**, certain real property and personal property situated in **Galveston** County, Texas, described on Exhibit "A" attached hereto (collectively, the "Property"), which 2018 Deed of Trust was made to secure the payment of a debt in the original principal sum of **\$1,521,282.00**, evidenced by a Promissory Note (herein called the "2018 Note") of even date therewith, executed by **FM 270 NO. 201 LTD.**, payable to the order of **TEXAS GULF BANK, N.A.** (herein called the "Beneficiary"); as amended by Renewal and Extension Agreement effective May 10, 2020 recorded under Doc. No 2020032988 of the Official Records of Galveston County; as amended by a Second Renewal, Extension and Modification Agreement effective February 10, 2021 recorded under Doc. No 2021017252 of the Official Records of Galveston County; as amended by a Third Renewal and Extension Agreement effective February 10, 2023 recorded under Doc. No 2023021089 of the Official Records of Galveston County; as amended by a Fourth Renewal, Extension and Modification Agreement effective May 11, 2023 recorded under Doc. No 2023032623 of the Official Records of Galveston County; as amended by a Fifth Renewal and Extension Agreement effective August 9, 2023 recorded under Doc. No 2023056883 of the Official Records of Galveston County; and as amended by a Sixth Renewal, Extension and Modification Agreement effective October 12, 2023 recorded under Doc. No 2024003709 of the Official Records of Galveston County; and

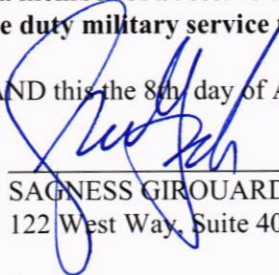
WHEREAS, the undersigned was appointed as Substitute Trustee in the place of **JAMES F. BROWN, JR.** The Beneficiary did appoint the undersigned, **SAGNESS GIROUARD, III**, (the "Substitute Trustee") as the Substitute Trustee under the 2018 Deed of Trust, who then became vested with all rights, powers, privileges, immunities and duties in and to the Property granted by the 2018 Deed of Trust , together with all rights, powers, privileges and immunities conferred by the 2018 Deed of Trust upon the Trustee with respect to the Property; and

WHEREAS, the indebtedness secured by the 2018 Deed of Trust is now wholly due and payable, and the Beneficiary has instructed the Substitute Trustee to sell the Property pursuant to the 2018 Deed of Trust to satisfy the unpaid indebtedness represented by the 2018 Note, including, without limitation, reasonable attorney's fees incurred by Beneficiary in connection therewith.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 3rd day of September, 2024**, between the hours of 1:00 p.m. and 4:00 p.m., the Substitute Trustee will sell all of the Property to the highest bidder at the Outside West Entrance, Galveston County Courthouse, 722 Moody (21st St), Galveston, Texas or as designated by the Galveston County Commissioners as the location for non-judicial foreclosures, pursuant to the provisions of the Deed of Trust in accordance with the applicable law.

"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."

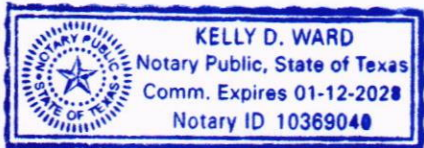
WITNESS THE UNDERSIGNED'S HAND this the 8th day of August, 2024.



SAGNESS GIROUARD, III, Substitute Trustee
122 West Way, Suite 400, Lake Jackson, TX 77566; (979) 299-0141

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on August 8, 2024 by SAGNESS GIROUARD, III, Substitute Trustee.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

REAL PROPERTY:

TRACT I:

Being a 1.2180 acre tract out of the Michael Muldoon Survey, Abstract No. 18, Galveston County, Texas, being a part of Unrestricted Reserve "A" as shown on the plat of Clear Creek Square, recorded in Plat Record 18, Map No. 236 of the Galveston County Map Records and being all of that same 1.2179 acre tract described in Deed of Trust recorded under the Galveston County Clerk's File No. 9638147, said 1.2179 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set in concrete for the Northwest corner of Unrestricted Reserve "B", Block 1 of the Replat of Clear Creek Square, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 18, Page 887 of the Galveston County Map Records, said point being the Northeast corner of the herein described tract;

THENCE South 12°14'11" East, along the West line of said Unrestricted Reserve "B", a distance of 248.89 feet to an "X" in concrete for the Southeast corner of the herein described tract;

THENCE South 77°45'49" West along the North line of Unrestricted Reserve "A", Block 1 of said Replat of Clear Creek Square, a distance of 240.85 feet to a 1/2 inch iron rod with cap set for the Southwest corner of the herein described tract;

THENCE North 12°23'59" West, along the West line of said Unrestricted Reserve A of Clear Creek Square, a distance of 165.82 feet to a 5/8 inch iron rod found for the most southerly Northwest corner of the herein-described tract of land;

THENCE North 51°12'40" East, along the Northwest line of said Unrestricted Reserve A of Clear Creek Square, a distance of 181.96 feet to a 1/2 inch iron rod with cap set for the most northerly Northwest corner of the herein described tract;

THENCE North 76°30'07" East along the South right-of-way line of F.M. Road No. 518, a distance of 78.57 feet to the POINT OF BEGINNING of the herein described tract of land and containing within these calls 1.2180 acres (53,054 sq. ft.) of land.

TRACT II:

Easements and access roads as set forth and defined in that certain Declaration of Easements and Restrictions for Clear Creek Square, by and between Clear Lake Fourteen, Ltd., and CNL Realty Advisors, Inc., dated September 11, 1996, and recorded under Galveston County Clerk's File No. 9638143 of the Official Public Records of Real Property of Galveston County, Texas.

PERSONAL PROPERTY:

PERSONAL PROPERTY OWNED BY FM 270 NO. 201 LTD. INCLUDING, BUT NOT LIMITED TO, EQUIPMENT, FIXTURES, AND ARTICLES OF PERSONAL PROPERTY NOW OR HEREAFTER ATTACHED TO OR USED IN AND ABOUT THE BUILDINGS AND OTHER IMPROVEMENTS (AS MORE SPECIFICALLY SET OUT IN THE DEED OF TRUST) .

FILED

Instrument Number: *FILED2024000923*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 08/12/2024 1:35PM

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.*