

**NOTICE OF FORECLOSURE SALE**

**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.**

**Date:** October 12, 2024

**Deed of Trust ("Deed of Trust"):**

**Date:** April 19, 2023

**Grantor:** Mobella and Associates, LLC

**Trustee:** AJ100K Investments LLC

**Beneficiary:** AJ100K Investments LLC

**Recorded As:** Doc. No. 2024021215 in the Official Public Records of Galveston County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzales

**Promissory Note ("Note"):**

**Date:** April 19, 2023

**Borrower:** Mobella and Associates, LLC

**Lender:** AJ100K Investments LLC

**Original Principal Amount:** \$650,000.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**LOT TEN (10), IN BLOCK THIRTEEN (13), OF WEST KEMAH SUBDIVISION, SECTION THREE (3), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 66, LATER TRANSFERRED TO PLAT RECORD 9, MAP NUMBER 64, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS. WHICH MAKES REFERENCE TO THE SAME LEGAL DESCRIPTION AS OUTLINED IN THE GALVESTON COUNTY OFFICIAL PROPERTY RECORDS UNDER INSTRUMENT NO. 2022056334. SAID PROPERTY IS MORE COMMONLY KNOWN AS 80 W 7TH, KEMAH, TX 77565 ("PROPERTY ADDRESS").**

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

**Date:** Tuesday, November 05, 2024

**Time:** The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter.

**Place:** Place designated by the Commissioner's Court of Galveston County, Texas

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

**DATED** October 12, 2024

  
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Jacob Hyde, Substitute Trustee  
Texas Bar No. 24074464  
Gerald Gonzales, Substitute Trustee  
100 E. Whitestone Blvd., Ste. 148-299  
Cedar Park, TX 78613  
Tel: (512) 992-8591  
jacob.hyde.law@gmail.com

**FILED**

Instrument Number: *FILED2024001215*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 10/15/2024 2:54PM

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.*