

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale:

Date: November 5, 2024

Time: The earliest time at which the sale will begin is 10:00 a.m. The sale will begin at 10:00 a.m. or not later than three (3) hours after that time.

Place of Sale: Galveston County, Texas at the following location: OUTSIDE THE WEST ENTRANCE TO THE GALVESTON COUNTY COURTHOUSE, 722 MOODY, GALVESTON, TEXAS 77550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

2. Instrument to be Foreclosed:

The Commercial Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of December 30, 2022, executed by Bentley Property Group LLC, as grantor, in favor of Erika Garcia and any duly appointed and designated successor or substitute trustee, as trustee, for the benefit and security of Silver City Funding, LLC, as beneficiary, and having been recorded in the Real Property Records of Galveston County, Texas, under Clerk's File No. 2023000960.

3. Terms of Sale.

The property shall be sold for cash, in "as is" condition, and without any warranty, express and/or implied, except as to warranty of title, and shall be purchased at the purchaser's own risk.

4. Obligations Secured:

The Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of December 30, 2022, executed by Bentley Property Group LLC, as grantor, provides that it secures the payment of the indebtedness in the original principal amount of **\$354,000.00** and, after

accounting for contract interest accrued through the date of default, plus default interest, penalties, attorneys fees and costs of **\$56,920.26** accrued from the maturity date through October 30, 2024, and all other applicable late fees, reasonable and necessary attorney's fees, and costs, the total amount outstanding of **\$410,920.26**.

5. Substitute Trustee(s) Appointed to Conduct Sale.

In accordance with Texas Property Code Section 51.0076, Silver City Funding, LLC hereby appoints and authorizes Christopher J. Matulis of the law firm Crady Jewett McCulley & Houren, LLP, 2727 Allen Parkway, Suite 1700, Houston, Texas 77019, as the duly authorized Substitute Trustee(s) to act under and by virtue of said Deed of Trust.

6. Property to be Sold at the Foreclosure Sale:

The real property, and all relevant improvements thereto, generally known as being located at 251 Saint Cloud Drive, Friendswood, Texas 77546, and being more particularly described as:

LOT 42, IN BLOCK 3, OF REPLAT AND EXTENSION OF SUNMEADOW SECTION 1, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 173, OF THE GALVESTON COUNTY CLERK'S RECORDS AND TRANSFERRED TO PLAT RECORD 8, MAP NO. 88 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

7. Beneficiary:

Silver City Funding, LLC

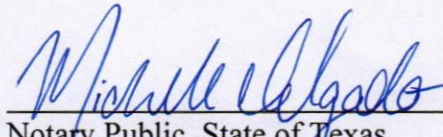


Christopher J. Matulis

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 9th day of October 2024 by Christopher J. Matulis, Substitute Trustee.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Christopher J. Matulis
Crary, Jewett McCulley & Houren, LLP
2727 Allen Parkway, Suite 1700
Houston, Texas 77019-2125

FILED

Instrument Number: *FILED2024001171*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 10/10/2024 11:10AM

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.*