

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on or about December 10, 2021, Exalted Properties, LLC executed a Deed of Trust conveying to Mark Salloum, Trustee, the real estate herein described to secure DJ Jordan Funding, LLC in the payment of a debt therein described, recorded on December 2, 2021 under Instrument Number 2021090117, said Deed of Trust transferred to Flash Raise Funding LLC by Transfer of Lien recorded on September 12, 2024 under Instrument No. 2024041405, all filed in the Official Records of Galveston County, Texas; and

WHEREAS, Mark Salloum has been removed as Trustee and Jennifer Kilmer has been appointed Substitute Trustee; and

WHEREAS, default has occurred in the terms of the Deed of Trust and in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Time, and Place of Sale:

Date: Tuesday, the 5th day of November, 2024.

Time: The foreclosure sale will occur between the hours of 10:00 a.m. and 4:00 p.m., provided, however, the sale will begin no earlier than 10:00 a.m. and no later than three hours thereafter.

Place: The foreclosure sale will be conducted on the 1st floor lobby of 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. Property to be Sold:

Lots 1 and 2, Block 390, TEXAS CITY FOURTH DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 21, of the Deed Records, later transferred to Volume 8, Page 94, of the Map and/or Plat Records, Galveston County, Texas.

The foreclosure sale will be conducted as a public auction to the highest bidder for cash, except that Flash Raise Funding LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust at the time of the sale.

The foreclosure 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. For the avoidance of doubt, the foreclosure sale will not cover any part of the property that has been released of public record from the lien and/or security interest of 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.

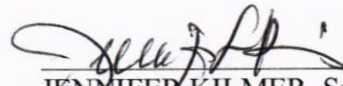
Pursuant to section 51.009 of the Texas Property Code, the property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**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.**

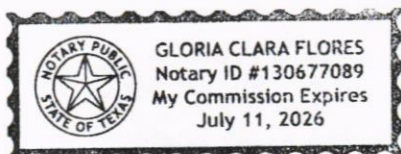
SIGNED on this 15<sup>th</sup> day of October, 2024.


  
JENNIFER KILMER, Substitute Trustee  
200 Bartlett, Suite 108  
El Paso, Texas 79912

THE STATE OF TEXAS  
COUNTY OF Harris

The foregoing instrument was acknowledged before me on this the 15<sup>th</sup> day of October, 2024, by JENNIFER KILMER, Substitute Trustee.

[Notary seal]



  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires:  
Printed Name of Notary:

**FILED**

Instrument Number: *FILED2024001214*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 10/15/2024 1:54PM

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.*