

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Galveston County

Deed of Trust Dated: March 9, 2023
Original Principal Amount of Note: \$ \$1,000,000.00
Grantor(s): KSL DEVELOPMENT, L.L.C., a Texas limited liability company
Original and Current Mortgagee: GULF CAPITAL LENDING, LLC, a Texas limited liability company
Mortgagee Address: 2200 Market Street, Suite 609, Galveston, Texas 77550

Recording Information: Instrument No. 2023010989 in the Official Public Records of Galveston County, Texas.

Property Description: See Exhibit "A" attached hereto and incorporated herein by reference.

Date of Sale: November 5, 2024 between the hours of 1:00 p.m. and 4:00 p.m.

Earliest Time Sale Will Begin: 1:00 p.m.

Place of Sale: The foreclosure sale will be conducted in the area designated by the **GALVESTON COUNTY** Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted in **GALVESTON COUNTY**.

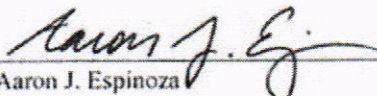
Patricia Poston, Nick Poston, David Poston and/or Chris Poston have been appointed as Substitute Trustees (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of the original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. Without limiting the generality of the foregoing, no warranty or representation exists as to the merchantability or fitness for use or a particular purpose of any personal property included in the Property.

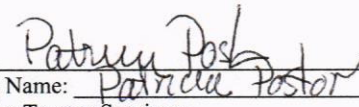
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEEDS OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AT LAW OF THE MORTGAGEE OR MORTGAGE SERVICER.

EXECUTED as of October 2, 2024.



Aaron J. Espinoza

Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana St., Suite 2800
Houston, Texas 77002
Ref. No. 2024-02864



Printed Name: Patricia Poston
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property Description

Tract One:

Lots One (1) through Nineteen (19), of Elisabeth Estates, Section Two (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in/under Volume 18, Page 142 of the Map Records of Galveston County, Texas.

Tract Two:

The Private Roadways of Elisabeth Estates, Section Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded in/under Volume 18, Page 142 of the Map Records of Galveston County, Texas., together with the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

**All plans and specifications for development of or construction of improvements on the Property;
All contracts and subcontracts relating to the construction of improvements on the Property;**

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

FILED

Instrument Number: *FILED2024001155*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 10/03/2024 8:53AM

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.*