

"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."

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust:

Date: September 27, 2011
Grantor: BARBARA GARDENHIRE
Grantor's County: Galveston County, Texas
Beneficiary: Vincent Maleche
Recorded in: Galveston County, Texas, Clerk's File 2011053396
Trustee: Ellis J. Ortego
Substitute Trustee: Frederick L. Fuhr or James Tittle
Appointment Substitute Trustee: Recorded under Galveston County Clerk's File No. 2021017818

Property Address: 6234 Ave. T, Santa Fe, Galveston County, Texas 77510

Property Description: A tract of land being a part of Outlot 399, of Alta Loma Outlots, in Galveston County, Texas, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 27 in the office of the County Clerk of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:
BEGINNING at a ½ inch iron rod found in the East line of Alta Loma Outlot 399, which point is South 391.00 feet from the Northeast corner of said Outlot 399;
THENCE South, along the East line of said Outlot 399, a distance of 196.37 feet to a ½ inch iron rod found for corner;
THENCE South 88 deg. 14 min 00 sec West, a distance of 337.80 feet to a ½ inch iron rod found for corner;
THENCE North 00 deg 39 min 14 sec West, a distance of 206.78 feet to a ½ inch iron rod found for corner;
THENCE East, parallel to the North line of aid Outlot 399, and 391.00 feet perpendicularly distant therefrom, a distance of 340.00 feet to the POINT OF BEGINNING of the herein described tract of land and containing 1.568 acres of land, more or less.

Date of Sale of Property: Tuesday, November 5, 2024 between the hours of 10:00 a.m. and 4:00 p.m., the earliest time to be 10:00 a.m. but not later than 1:00 p.m.

Place of Sale of Property: To be conducted at the Lobby, Galveston County Courthouse 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550, or if the proceedings area is no longer the designated area, at the area most recent designated by the Galveston County Commissioner's Court.

Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust.

EXECUTED this 14th day of October, 2024.

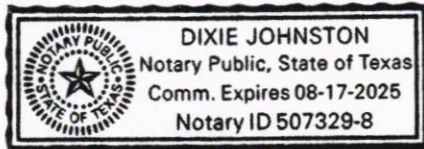
FUHR LAW FIRM

By: F Fuhr

FREDERICK L. FUHR
T.B.A. No. 00798193
107 Landing Blvd., Ste. F
League City, Texas 77573
Telephone: (281) 332-1400
Facsimile: (281) 332-8885
Email: Rfuhr@aol.com
SUBSTITUTE TRUSTEE

ACKNOWLEDGED, SUBSCRIBED AND SWORN to by FREDERICK L. FUHR before me, the undersigned authority, on the 14th day of October, 2024.

Dixie Johnston
Notary Public, State of Texas



FILED

Instrument Number: *FILED2024001210*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 10/15/2024 9:54AM

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.*