

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: November 4, 2024

Type of Security

Instrument: Deed of Trust

Date of Instrument: May 31, 2023

Debtor: Jeb Williams Walston

Original Trustee: Brent A. Lane

Substitute Trustee: James N. Richards or Clayton Gaddis

Current Beneficiary: Flippin Reality Homes, LLC

County of Property: Galveston County, Texas

Recording Information: Galveston County Real Property Records Document Number
2023024687

Property Description: **Lot 1R, of JANCA SPECIAL SUBDIVISION NO. TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 16, Page 204, in the Office of the County Clerk of Galveston County, Texas (property commonly known as 5627 Avenue R, Galveston, Texas 77551).**

Date of Sale of Property: December 3, 2024

**Earliest Time of Sale
of Property:**

The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Outside the West Entrance to the Galveston County Courthouse, 722 Moody, Galveston, Texas 77550, or any other place designated by the County Commissioners Court.


Because of default in the performance of the obligations of the Debtor, the (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 Lien. The sale will begin at the earliest time stated above and within three hours after that time.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

**The address for the Substitute Trustee for
purposes of Section 51.0075(e) of the Texas
Property Code is:**

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
214-559-7387



James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 214-559-7387
Fx: 817-518-9286
Email: nate@jnr.law

Executed on November 4, 2024

FILED

Instrument Number: *FILED2024001289*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 11/05/2024 4:59PM

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.*