

Notice of Trustee's Sale

Date: October 28, 2024

[Trustee/Substitute Trustee]: Mark W. Stevens

[Trustee/Substitute Trustee]'s Address: PO Box 16138, Galveston, Texas

Mortgage: Catherine Brinkley, Ind. Executrix of the Estate of Theresa LeTulle Brady, Dec'd, under Probate Case No. PR-0083230, in the Probate Court of Galveston County, Texas and Catherine Brinkley, 736 A Street, Davis, CA 95616 As co-manager of Brady Family Investments, L.P. or in the alternative P.O. Box 16139, Galveston, Texas 77552.

Note: \$55,000

Deed of Trust

Date: October 17, 2007

Grantor: Thirty-Three and a Third Corporation

Mortgage: : Catherine Brinkley, Ind. Executrix of the Estate of Theresa LeTulle Brady, Dec'd, under Probate Case No. PR-0083230, in the Probate Court of Galveston County, Texas and Catherine Brinkley, 736 A Street, Davis, CA 95616 As co-manager of Brady Family Investments, L.P. or in the alternative P.O. Box 16139, Galveston, Texas 77552.

Recording information: 2007067410

Property:

The surface only of part of Lot 3 in Division "D" of Cook and Stewart Subdivision in the John D. Moore League, in Galveston County, Texas, according to the map thereof recorded in Volume 81, Page 526 in the County Clerk's office of Galveston County, and being more particularly described by metes and bounds as follows:

BEGINNING at a point which is North 39 degrees 08 minutes West, a distance of 34.0 feet and South 50 Degrees 52 Minutes West, a distance of 200 feet from the Northeast corner of the said Lot 3;

THENCE South 50 Degrees, 52 minutes West, along and with the Southeasterly line of a 20-foot alley, a distance of 60.33 feet to a point for corner;

THENCE South 39 degrees 08 minutes East, a distance of 124.5 feet to a point for corner with any right, title and interest

THENCE North 50 Degrees 52 minutes East, a distance of 60.33 feet to a point for corner;

THENCE north 39 degrees 08 minutes West, a distance of 124.5 feet to the PLACE OF BEGINNING

Together with any right, title and interest of State of Texas in and to adjacent strips, cores, streets alleys or right of way as well as all improvements on the land, if any, and all fixtures and article of personal property, if any, which may be affixed to the land or the improvements thereon and all hereditaments thereto.

including all personal property secured by the security agreement included in the Deed of Trust.

County: Galveston

Date of Sale (first Tuesday of month): Tuesday, December 3, 2024

Time of Sale: 12:00 Noon and within 3 hours thereafter.

Place of Sale: Lobby, Galveston County Courthouse, First Floor, 722 Moody, Galveston, Texas 77550.

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.

Mark W Stevens, Substitute under the Deed of Trust/Mortgagee has been appointed following the death of the original Trustee, Henry Coltzer. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee[s] will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.] The sale will begin at the Time of Sale or not later than three hours thereafter.



Mark W. Stevens
P.O.Box 16138
Galveston, Texas 77552
409 765 6306
Substitute Trustee

PROCEDURE OF SALE

ALL BIDS TO BE PAID IN CASHER'S CHECK

TRUSTEE MAY REFUSE ANY BID FOR ANY REASON

WITHOUT LIMITATION, TRUSTEE MAY REFUSE ANY BIDS OR BIDS WHICH IN THE SOLE JUDGMENT OF THE TRUSTEE MAY HAVE BEEN COLLUSIVE OR SUBJECT TO JOINT BIDDING OR ANY MANNER OF BID CHILLING

ANY ATTEMPT AT INTERRUPTION OF THE SALE MAY IN THE TRUSTEE'S SOLE DISCRETION RESULT IN CANCELLATION OF THE SALE ON THE PRESENT DATE AND POSSIBLE REPOSTING FOR A SUBSEQUENT MONTH.

As of May 1, 2024, the principal amount due and owing with accrued interest as of May 1, 2024 is $\$34,966 + \$4,358.78 = \$ 39,324.78$

Interest accrues at the rate of \$ 6.22 per day from May 1, 2024 to the date of sale (December 3, 2024)(216 Days) = \$ 1,343.52

Total as of Dec. 3, 2024 $\$39,324.78 + \$1,343.42 = \$ 40,668.30$

FILED

Instrument Number: *FILED2024001256*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 10/28/2024 12:29PM

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.*