

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to Deed of Trust dated March 25, 2021, executed by and between **KEVIN ROBINSON** ("Mortgagor") conveyed to **PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, DONNIE QUINTANILLA, JANA L. HARTNETT, ALBERT G. REDMOND, PETER J. SAPIO, JR., and THEA CLARK**, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Galveston County, Texas and described as:

"Tract I:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8), in Block One (1), of W. NELSON, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File No. 2019002823.

Tract II:

Lots Ten (10) and Eleven (11), in Block Three (3), of W. NELSON, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File No. 2019002823.

SAVE AND EXCEPT FOR THE RELEASED PROPERTY DESCRIBED AS:

Lots Five (5), Six (6), and Eleven (11), in Block One (1), of W. NELSON, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File No. 2019002823.

to secure the payment of that Promissory Note ("Note") dated March, 2021, in the original principal amount of \$198,000.00, executed by Kevin Robinson and payable to the order of William Joseph Nelson and Diedra Jane Nelson ("Beneficiaries") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under Galveston County Clerk's File Number **2021022270**; all in the Official Real Property Public Records of Galveston County, Texas; and

The Deed of Trust is in default and the entire unpaid balance of the Notes are due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Trustee to enforce the power of sale under Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least

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21 consecutive days notice and recording the Notice in the Galveston County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, MICHAEL ADAMS, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, as well as regular mail, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of **10:00 a.m. and 1:00 p.m.** on the first Tuesday in **December**, being **December 3, 2024** at the first floor lobby, west side, of the Galveston County Courthouse, 722 Moody Avenue, Galveston, Texas or as designated by the County Commissioners.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

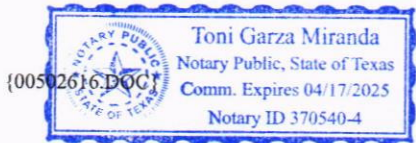
Signed on November 6, 2024.

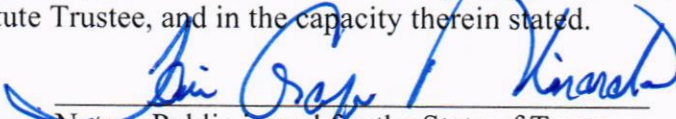
DOYLE LAW FIRM, PLLC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

By: 
MICHAEL ADAMS, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 6th day of November, 2024, by MICHAEL ADAMS, Substitute Trustee, and in the capacity therein stated.




Notary Public in and for the State of Texas

FILED

Instrument Number: *FILED2024001335*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 11/12/2024 1:12PM

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.*