

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Galveston County**

**First Lien Deed of Trust Dated:** February 16, 2023  
**Original Principal Amount of First Lien Note:** \$1,660,450.00  
**Recording Information:** Instrument No. 2023007526 in the Official Public Records of Galveston County, Texas.

**Second Lien Deed of Trust Dated:** June 23, 2023  
**Original Principal Amount of Second Lien Note:** \$420,000.00  
**Recording Information:** Instrument No. 2023029321 in the Official Public Records of Galveston County, Texas.

**Grantor:** JAVED ASHRAF and RUBY ASHRAF  
**Original and Current Mortgagee:** GULF CAPITAL LENDING LLC, a Texas limited liability company  
**Mortgagee Address:** 2200 Market Street, Suite 412, Galveston, Texas 77550

**Legal Description:** See Exhibit "A" attached hereto and incorporated herein by reference

**Date of Sale:** December 3, 2024, between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

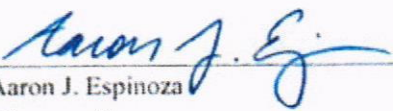
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the Galveston County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners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

Patricia Poston, Nick Poston, David Poston, Chris Poston, Michael Wisner and/or Rick Price have been appointed as Substitute Trustee(s) (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of said 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT(S) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
\_\_\_\_\_  
Aaron J. Espinoza  
Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., Suite 2800  
Houston, Texas 77002  
Reference: 2024-02886

  
\_\_\_\_\_  
Printed Name: **RIK PRICE**  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

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

Property Description

**Lot Two (2), of State Farm Addition, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in/under Volume 18, Page 256 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.**

**AFFIDAVIT OF POSTING/FILING NOTICE OF SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF GALVESTON       §

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by the two (2) Deeds of Trust dated **February 16, 2023** and **June 23, 2023**, each executed by **JAVED ASHRADF AND RUBY ASHRAF**, and recorded under Clerk's File Nos. **2023007526** and **2023029321**, respectively, in the Official Public Records of **Galveston** County, Texas, at least **twenty-one (21)** days preceding the date of the sale made by the Substitute Trustee on **December 3, 2024** between the hours of **1:00 PM** and **4:00 PM**:

- (i) Written notice of the proposed sale, designating the County in which the property securing the above Deeds of Trust will be sold, was posted ("Notice of Sale") at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and
- (ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

*Rick Price*

\_\_\_\_\_  
Patricia Poston, Nick Poston, David Poston, Chris Poston,  
Michael Wisner and/or Rick Price,  
Substitute Trustee

STATE OF TEXAS                   §  
   §  
COUNTY OF Galveston       §

This instrument was acknowledged before me on **November 12, 2024**, by Rick Price, Substitute Trustee.



*Myra Weiderman*  
Notary Public, State of Texas  
Myra Weiderman  
Printed or Typed Name of Notary  
My Commission Expires: 12-21-2025

**FILED**

Instrument Number: *FILED2024001347*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 11/12/2024 2:24PM

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.*