

24-03500
2919 FOREST HILLS DRIVE, LEAGUE CITY, TX 77573

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property: The Property to be sold is described as follows:

SEE EXHIBIT A
- Security Instrument: Deed of Trust dated October 29, 2021 and recorded on November 4, 2021 at Instrument Number 2021080368 in the real property records of GALVESTON County, Texas, which contains a power of sale.
- Sale Information: December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at the West entrance of the Galveston County Courthouse located at 722 Moody, Galveston, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by LINDA SWARZMAN secures the repayment of a Note dated October 29, 2021 in the amount of \$0.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST II, whose address is c/o RF Mortgage Services Corporation, 222 W Adams St #3150, Chicago, IL 60606, is the current mortgagee of the Deed of Trust and Note and RF Mortgage Services Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4828196

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): ~~Carl Meyers, Leb Kemp, Vinee Ross, Traei Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Patricia Poston, Nick Poston, Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson, Melissa Kitchen, Chris Poston, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Jami Grady, Ramiro Cuevas, Amy Oian, Nicole Durrett and ServiceLink ASAP employees included but not limited to those listed herein.~~

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GALVESTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

TRACT 1:

LOT 10, IN BLOCK 5, REPLAT OF MEADOW BEND, SECTION THREE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 147-148, MAP AND/OR PLAT RECORDS, GALVESTON COUNTY, TEXAS.

TRACT 2:

LOT 17, BLOCK 2, SOUTH POINT ESTATES, SECTION 2, PHASE 2B, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2004A, MAP NO. 140, MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

TRACT 3:

LOT 22, IN BLOCK 20, OF THE LANDING, SECTION ONE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 159, MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

TRACT 4:

LOTS 15 AND 16, IN BLOCK 205, OF TEXAS CITY SECOND DIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 134, PAGE 12 AND TRANSFERRED TO VOLUME 10, PAGE 33, MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

TRACT 5:

LOT 11, BERMUDA BEACH SECTION 5, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 60 AND TRANSFERRED TO VOLUME 1, PAGE 44, MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

TRACT 6:

APARTMENT NO. 5, UNIT 5, OF SUNSET TOWNHOUSES CONDOMINIUM APARTMENTS, A CONDOMINIUM PROJECT IN GALVESTON COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 2112, PAGE 47 AND VOLUME 2112, PAGE 189, CONDOMINIUM RECORDS OF GALVESTON COUNTY, TEXAS.

FILED

Instrument Number: *FILED2024001308*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 11/07/2024 11:42AM

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.*