

**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 July 30, 2021 and recorded on August 5, 2021 at Instrument Number 2021057168 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 REDFISH PROPERTY HOLDINGS LLC AND LINDA SWARZMAN secures the repayment of a Note dated July 30, 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.**

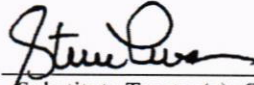
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4828201

*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 74, IN BLOCK 7, OF SOUTH ACRE MANOR, SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 106 AND TRANSFERRED TO PLAT RECORD 5, MAP NO. 66, MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

Tract 2:  
LOT 13 OF BERMUDA BEACH, SECTION 2, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 30 AND TRANSFERRED TO PLAT RECORD 1, MAP NO. 38 OF THE MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

Tract 3:  
ALL OF LOT SEVEN (7) AND THE WEST SIXTY (60) FEET OF LOT EIGHT (8) IN BLOCK TWENTY EIGHT (28) OF MAINLAND PARK ADDITION, SECTION "E", IN TEXAS CITY, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 65 AND TRANSFERRED TO PLAT RECORD 2, MAP NO. 38 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS; THE WEST 60 FEET OF SAID LOT 8 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 8 IN BLOCK 28, MAINLAND PARK ADDITION, SECTION "E", TEXAS CITY, GALVESTON COUNTY, TEXAS SAME BEING THE NORTHEASTERLY CORNER OF LOT 7 AND IN THE SOUTHERLY LINE OF 24TH AVENUE NORTH; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1880 FEET (CALLED 1800 FEET) A DISTANCE OF 60 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER IN THE NORTHERLY LINE OF LOT 8, THE SAME BEING THE SOUTHERLY LINE OF 24TH AVENUE NORTH; THENCE SOUTH 14 DEGREES 51 MINUTES 49 SECONDS EAST, A DISTANCE OF 115.53 FEET ALONG LOT 8 TO A 1 INCH IRON PIPE SET FOR CORNER AND BEING IN THE SOUTHERLY LINE OF LOT 8; THENCE SOUTH 75 DEGREES 51 MINUTES 27 SECONDS WEST, ALONG THE SOUTHERLY LINE OF LOT 8, A DISTANCE OF 56.36 FEET TO THE SOUTHWESTERLY CORNER OF LOT 8, SAME BEING THE SOUTHEASTERLY CORNER OF LOT 7; THENCE NORTH 16 DEGREES 41 MINUTES 33 SECONDS WEST, ALONG THE WESTERLY LINE OF LOT 8, SAME BEING THE EASTERLY LINE OF LOT 7, A DISTANCE OF 113.79 FEET TO THE PLACE OF BEGINNING.



Tract 4:

ALL THAT CERTAIN 0.115 ACRE (5,024 SQUARE FEET) TRACT OF LAND SITUATED IN THE JONES SHAW SURVEY, ABSTRACT NUMBER 179, GALVESTON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF SANDY BEACH, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 81, OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.) AND LATER TRANSFERRED TO PLAT RECORD 8, MAP NO. 52, OF THE G.C.M.R., AND FURTHER BEING ALL OF TROUT BOULEVARD LYING BETWEEN BLOCKS "M" AND "J" OF SAID SANDY BEACH AWARDED TO MICHAEL JUNOT, BY JUDGMENT RENDERED UNDER CAUSE NO. 14CV0259, FILED IN THE 405TH JUDICIAL DISTRICT COURT OF GALVESTON COUNTY, TEXAS, STYLED MICHAEL JUNOT VS W.D. BLALOCK, ET AL. TO WHICH A CERTIFIED COPY OF THE SAME APPEARS OF RECORD UNDER GALVESTON COUNTY CLERK'S FILE NO. 2015005613, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AND ARE REFERENCED TO NGS MARK HGCSO 64 (A W6988) (N: 13,744,577.67; B: 3,366,638.74); BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "RD ELLIS" FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF REDFISH LANE (30 FEET WIDE, SANDY BEACH) WITH THE WESTERLY R.O.W. LINE OF TROUT BLVD. (50 FEET WIDE, SANDY BEACH) FOR THE NORTH CORNER OF LOT 6 IN SAID BLOCK "M", AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT (N: 13,737,347.98; E: 3,357,004.82); THENCE, THROUGH AND ACROSS SAID TROUT BLVD. R.O.W., AND WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, NORTH 61 DEGREES 53 MINUTES 44 SECONDS EAST, A DISTANCE OF 51.74 FEET TO THE INTERSECTION OF THE SOUTHERLY R.O.W. LINE OF SAID REDFISH LANE WITH THE EASTERLY R.O.W. LINE OF SAID TROUT BLVD., FOR THE WEST CORNER OF LOT 1, IN SAID BLOCK "J", AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF SAID BLOCK "J" AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 41 DEGREES 56 MINUTES 16 SECONDS EAST, AT 5.00 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HIGH TIDE SURVEYING" FOUND FOR REFERENCE, AND CONTINUE, IN ALL, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "RD ELLIS" FOUND AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF SAID TROUT BLVD. WITH THE NORTHERLY R.O.W. LINE OF DRUM LANE (30 FEET WIDE, UNIMPROVED, SANDY BEACH), FOR THE SOUTH CORNER OF LOT 2, OF SAID BLOCK "J", AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, THROUGH AND ACROSS SAID TROUT BLVD. R.O.W., AND WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 61 DEGREES 53 MINUTES 44 SECONDS WEST, A DISTANCE OF 51.74 FEET TO THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF SAID DRUM LANE WITH THE WESTERLY R.O.W. LINE OF SAID TROUT BLVD, FOR THE EAST CORNER OF LOT 7, OF SAID

BLOCK "M", AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH A 1/2 IRON ROD WITH PLASTIC CAP STAMPED "COASTAL SURVEYING" FOUND FOR REFERENCE BEARS NORTH 42 DEGREES 52 MINUTES EAST, A DISTANCE OF 0.6 FEET; THENCE, WITH THE EASTERLY LINE OF SAID BLOCK "M" AND THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, NORTH 41 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,024 SQUARE FEET (0.115 OF ONE ACRE) LAND.

**FILED**

Instrument Number: *FILED2024001307*

Filing Fee: 2.00

Number Of Pages: 6

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.*