

NOTICE OF FORECLOSURE SALE

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.

Date: November 7, 2024

Deed of Trust (“Deed of Trust”):

Date: January 25, 2024

Grantor: Serene Society Trust

Trustee: STW500K Investments

Beneficiary: STW500K Investments

Recorded As: Doc. No. 2024045839 in the Official Public Records of Galveston County, Texas

Substitute Trustee: Jacob Hyde, Gerald Gonzales, and Salvador Vasquez

Promissory Note (“Note”):

Date: January 25, 2024

Borrower: Serene Society Trust

Lender: STW500K Investments

Original Principal Amount: \$235,000.00

Property To Be Sold. The property to be sold (the “Property”) is described as follows:

LOT 26 THROUGH 28, IN BLOCK 166 OF SAN LEON TOWNSITE, A SUBDIVISION IN GALVESTON, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 238, PAGE 27, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND TRANSFERRED TO VOLUME 8, PAGE 32 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS; SAVE AND EXCEPT THE WEST 50 FEET OF SAID LOTS, 26, 27, AND 28, HERETOFORE CONVEYED TO GEORGE J. WAGNER AND WIFE, ESTILL WAGNER, BY DEED DATED MARCH 25, 1950 AND RECORDED IN THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 03, 2024

Time: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Galveston County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED November 7, 2024



Jacob Hyde, Substitute Trustee
Texas Bar No. 24074464
Gerald Gonzales, Substitute Trustee
100 E. Whitestone Blvd., Ste. 148-299
Cedar Park, TX 78613
Tel: (512) 992-8591
jacob.hyde.law@gmail.com

FILED

Instrument Number: *FILED2024001332*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 11/12/2024 12:03PM

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.*