

AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: November 8, 2024

Substitute Trustee(s): Eric R. Little, Esq., Manfred Sternberg, Esq., and Dana Kirkpatrick, Esq.

Mortgagee: Monty Heidemeyer

Note: Real Estate Lien Note ("Promissory Note") dated February 12, 2020, by and between Elizabeth Austin and Jesus Villalobos, as "Borrower," and Monty Heidemeyer, as "Lender," in the principal sum of \$30,000.00 and bearing interest at the rate of 10% per annum

Deed of Trust

Date: February 12, 2020

Grantors: Elizabeth Austin and Jesus Villalobos

Mortgagee: Monty Heidemeyer

Recording information: Filed and recorded as Document # 2020008941 in the Official Public Records of Galveston County, Texas on February 13, 2020

Property: The real property and improvements commonly known as 4802 5th St., Bacliff, Galveston County, Texas 77518 and legally described as "Part of Lots One (1) and Two (2), in Block Fifty-Seven (57), of CLIFTON BY THE SEA, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 11, Page 93 (formerly Volume 254, Page 61), in the Office of the County Clerk of Galveston County, Texas, and being more particularly described as 57 feet of each lot, from the northeasterly boundary and along the southeastern side" including all personal property secured by the security agreement included in the Deed of Trust.

County: Galveston County, Texas

Substitute Trustees Names: Eric R. Little, Esq., Manfred Sternberg, Esq., or Dana Kirkpatrick, Esq.

Substitute Trustee's Address: 4011 Avenue H – Unit #1, Galveston, TX 77550

Date of Sale (first Tuesday of month): December 3, 2024

Time of Sale: 10:00 A.M.

Place of Sale: Lobby
Galveston County Courthouse, 1st Floor
722 Moody (21st Street)
Galveston, Texas 77550

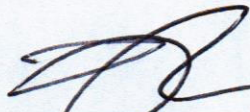
Borrowers have defaulted on the Promissory Note and Deed of Trust, and the Lender/Mortgagee has instructed the Substitute Trustee(s) to foreclose on the Deed of Trust.

Mortgagee has appointed Eric R. Little, Esq., Manfred Sternberg, Esq. and Dana Kirkpatrick, Esq. as Substitute Trustees under the Deed of Trust. Mortgagee has instructed Trustee(s) to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

IF YOU WERE A SERVICE MEMBER IN MILITARY SERVICE AT ANYTIME WITHIN THE LAST NINE (9) MONTHS, PLEASE CONTACT ME IMMEDIATELY UPON RECEIPT OF THIS LETTER. YOU MAY BE ENTITLED TO CERTAIN PROTECTIONS AFFORDED YOU UNDER THE SERVICE MEMBERS CIVIL RELIEF ACT.



Eric R. Little, Esq., Substitute Trustee
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Galveston, TX 77550
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FILED

Instrument Number: *FILED2024001323*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 11/08/2024 11:24AM

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.*