

25-05773
904 BEVERLY AVE 6, HOUSTON, TX 77506

**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 May 10, 2024 and recorded on May 14, 2024 at Instrument Number RP-2024-175228 in the real property records of HARRIS County, Texas, which contains a power of sale

Sale Information November 3, 2026, at 10 00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 SUAREZ PROPERTY MANAGEMENT LLC secures the repayment of a Note dated May 10, 2024 in the amount of \$420,000 00 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.



4886885

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
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3313 W Commercial Blvd, Suite F-150, Fort
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Substitute Trustee(s) Jeff Leva, Sandy Dasigenis,
Patricia Poston, Megan L Randle, Ebbie Murphy,
Steve Leva, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P C
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

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 HARRIS County, Texas and Texas Property Code sections 51 002(b)(1) and 51 002(b)(2)

UNOFFICIAL COPY

EXHIBIT "A"

Being a tract of land containing 0.2551 acres (11,111 square feet) situated in the W. Vince Survey, Abstract 78, Harris County, Texas, being out of Tract 55, Outlot 2, Block 19, Warren Acres, a subdivision to the Town of Pasadena, in Harris County, Texas, being all of a tract of land conveyed unto Beverly Ave Holding LLC by deed recorded under County Clerk's File No. RP-2022-205562 of the Official Public Records of Harris County, Texas. Said 0.2551 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "SURVEY 1" in the intersection of the south right-of-way line of Beverly Avenue (60.00 feet wide) and the east right-of-way line of Witter Street (60.00 feet wide) for the northwest corner of said Outlot 2,

THENCE South, along the east right-of-way line of said Witter Street, a distance of 80.00 feet to a found 1-inch iron pipe for the southwest corner of the said tract herein described;

THENCE North 89 deg 51' 24" East, a distance of 138.99 feet to a found 1-inch iron pipe for the southeast corner of the said tract herein described,

THENCE North, a distance of 80.00 feet to a found 1-inch iron pipe in the south right-of-way line of said Beverly Avenue for the northeast corner of the said tract herein described;

THENCE South 89 deg 51' 24" West, along the south line of said Beverly Avenue, a distance of 138.89 feet to the **POINT OF BEGINNING** and containing 0.2551 acres (11,111 square feet), more or less.

NOTE The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.