

5018 Hickorygate Dr.
Spring, Texas 77373

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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 military duty services to the sender of this notice immediately.

DATED: September 23, 2026

DEED OF TRUST:

Date: April 13, 2023

Grantor: Glenn E. Galloway

Grantor's Address: 5018 Hickorygate Dr., Spring, Texas 77373

Beneficiary: Can Truong and Lan Gia Truong

Original Trustee: Doc Prep 911

Recording Information: Clerk's File No. RP-2023-142102

Property: LOT 19, IN BLOCK 15, OF BIRNAM WOOD, SECTION FIVE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 304, PAGE 110, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. More commonly known as 5018 Hickorygate Dr., Spring, TX 77373.

NOTE SECURED BY DEED OF TRUST:

Date: April 13, 2023

Original Amount: Two Hundred Eleven Thousand Five Hundred and No/100 Dollars (\$211,500.00), and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note.

Borrowers: Glenn E. Galloway

Holder: Can Truong and Lan Gia Truong

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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 BENEFICIARY.

The undersigned as attorney for the mortgagee does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN NA or PETE MAI whose address is c/o MAI & NA PLLC, 9999 Bellaire Blvd., Ste. 508, Houston, Texas 77036 as Substitute Trustee; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

DATE OF SALE OF PROPERTY: Tuesday, November 3, 2026

5018 Hickorygate Dr.
Spring, Texas 77373

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSIONER'S COURT ORDER or as designated by the county commissioners.

Because of default in performance of obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE HOLDER NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATIONS, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).

Questions concerning the sale may be directed to the attorney for the beneficiary:

John Na
Mai & Na PLLC
9999 Bellaire Blvd., Ste. 508
Houston, Texas 77036
Telephone: (713) 505-1637
Facsimile: (832) 553-2689

/s/ John Na
JOHN NA, Substitute Trustee