

Notice of Trustee's Sale

Date: September 10, 2019

Substitute Trustees: Keval Patel, Rex Kesler or Warren Johnsey

Substitute Trustees' Addresses: 19855 Southwest Freeway, Suite 330
Sugar Land, Texas 77479

Lenders: (1) Jessica Lin Shu, an individual (in the amount of \$35,000.00); (2) John Chouinard, an individual (in the amount of \$30,000.00); (3) Anthony Price, an individual (in the amount of \$25,000.00); (4) Han Properties, LLC, a Texas limited liability company (in the amount of \$10,000.00); (5) Annie Diep, an individual (in the amount of \$8,000.00); Mariana Gemignani Schwartz, an individual (in the amount of \$15,000.00) and (7) ZhiJun Zhang, an individual (in the amount of \$31,000.00) (collectively, the "**Lenders**")

Debt: \$154,000.00 debt obligation to Lenders as specified below:

Deed of Trust to Secure Performance ("Deed of Trust"):

Dated: January 24, 2019

Grantor: Global Home Renovations, LLC, a Texas limited liability company

Trustee: Faisal R. Vellani

Lenders: (1) Jessica Lin Shu, an individual (in the amount of \$35,000.00); (2) John Chouinard, an individual (in the amount of \$30,000.00); (3) Anthony Price, an individual (in the amount of \$25,000.00); (4) Han Properties, LLC, a Texas limited liability company (in the amount of \$10,000.00); (5) Annie Diep, an individual (in the amount of \$8,000.00); Mariana Gemignani Schwartz, an individual (in the amount of \$15,000.00) and (7) ZhiJun Zhang, an individual (in the amount of \$31,000.00) (collectively, the "**Lenders**")

Recorded in: 2019-139269 of the real property records of Chambers County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$154,000.00, executed by Global Home Renovations, LLC, a Texas limited liability company ("Borrower") and payable to the



order of Lenders.

Property: Lot Two Hundred Thirty-Two (232) of Pinehurst Subdivision, a subdivision in Chambers County, Texas, according to the Map or Plat thereof recorded in Volume B, Page 60, of the Plat Records of Chambers County, Texas

County: Chambers

Date of Sale (first Tuesday of month): October 1, 2019

Time of Sale: 1PM


Place of Sale: 404 Washington Ave., middle floor, Anahuac, Texas 77514 or as designated by the county commissioners.

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.

The Lenders have appointed Keval Patel as Substitute Trustee under the Deed of Trust. The Lenders have instructed Trustees to offer the Property for sale toward the satisfaction of the debt obligations.

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.

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". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Keval Patel
19855 Southwest Freeway, Suite 330
Sugar Land, Texas 77479

FILED FOR RECORD IN:
Chambers County
On: 9/10/2019 3:12:48 PM
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Order#:20190910000050
By: SL



Heather H. Hawthorne, County Clerk

Recorded: 