

FORECLOSURE SALE DEED

Date: March 14, 2025

Deed of Trust

Date: February 28, 2024

Grantor: Svetlana A. Pestova

Original Beneficiary: GL&L Holdings LLC, a Texas limited liability company

Current Beneficiary: GL&L Holdings LLC, a Texas limited liability company

Trustee: Richard Melamed

Recording Information: Document File No. RP-2024-75765 of the Official Public Records, Harris County, Texas

Property: All that certain 0.2668-acre tract of land, out of the Partition of Frank Richter Tract, recorded under Harris County Deed Record (H.C.D.R) Vol. 855, Pg. 264, being a tract conveyed to Svetlana A. Pestova, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2022-573221, and being more particularly described by metes & bounds on Exhibit "A" attached hereto.

Note Secured by Deed of Trust (Note):

Date: February 28, 2024

Maker: Svetlana A. Pestova

Original Principal Amount: \$230,000.00

Original Payee: GL&L Holdings LLC, a Texas limited liability company

Current Holder: GL&L Holdings LLC, a Texas limited liability company

Date of Sale of Property: March 4, 2025

Time of Sale: 10:00 a.m.

Place of Sale of Property: In the location designated by the Commissioners of County, Texas, being in the front room of the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045.

Buyer: GL&L Holdings

Buyer's Mailing Address: 14780 Memorial Drive, Suite 220, Houston, Texas 77079-5284

Amount of Sale: \$256,107.41

By Deed of Trust, Grantor conveyed to Richard Melamed as Trustee, certain property for the purpose of securing and enforcing payment of the indebtedness and obligations therein described (collectively, the Obligations), including but not limited to the Note to Beneficiary.

A contingency stated in the Deed of Trust as a condition precedent for the appointment of a substitute trustee occurred, and Richard Melamed, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Meagan L. Randle or Ebbie Murphy were appointed by an Appointment of Substitute Trustee executed by GL&L Holdings LLC, attached hereto as an Exhibit "B".

Default has occurred in the payment of the Obligations when due. The unpaid balance of the principal of the Obligations was accelerated, and default has occurred and is continuing in the payment of the Obligations. GL&L Holdings LLC, the current Holder of the Obligations and the current Beneficiary of the Deed of Trust, requested Richard Melamed, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Meagan L. Randle or Ebbie Murphy, as Substitute Trustees, to enforce the trust of the Deed of Trust.

Pursuant to the requirements of the Deed of Trust and the laws of the state of Texas, written notice of the time, place, date, and terms of the public foreclosure sale of the Property was posted in the designated place in Harris County, Texas, the county in which the Property is situated, and a copy of the notice was also filed with the county clerk of Harris County, Texas, each notice having been posted and filed for at least twenty-one days preceding the date of the foreclosure sale. A copy of the posted and recorded Notice is attached hereto as Exhibit "C".

Additionally, written notice of the time, date, place, and terms of the foreclosure sale was served on behalf of the current Beneficiary by certified mail on each debtor who, according to the records of the current Beneficiary, is obligated to pay any of the Obligations. The certified-mail notices were timely sent by having Richard Melamed deposit the notices in the United States mail, postage prepaid in proper amount and addressed to each debtor at the debtor's last known address as shown by the records of the current Beneficiary at least twenty-one days preceding the date of the foreclosure.

Written notice of default and of the opportunity to cure the default to avoid acceleration of the maturity of the note was served on behalf of the current Beneficiary by certified mail on each debtor who, according to the records of the current Beneficiary, is obligated to pay any of the Obligations. The certified-mail notices were timely sent by Richard Melamed by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current Beneficiary at least twenty days preceding the date of the acceleration of the maturity of the note and the posting of the mortgaged Property for foreclosure.

RP-2025-99510

Attached are affidavits for the mailing of notice of intent to accelerate the maturity of the note to debtors and posting and mailing of notice of foreclosure sale and conduct of the foreclosure sale.

In consideration of the premises and of the bid and payment by way of credit against the unpaid balance owed on the Obligations, of the amount of \$256,107.41,

the highest bid by Buyer, I, as Substitute Trustee, by virtue of the authority conferred on me, have granted, sold, and conveyed all of the Property to Buyer and Buyer's heirs and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging unto Buyer and Buyer's heirs and assigns forever.

I, as the Substitute Trustee, do hereby bind Grantor and Grantor's heirs and assigns to warrant and forever defend the Property to Buyer and Buyer's heirs and assigns forever, against the claim or claims of all persons claiming the same or any part thereof.

Executed on March 14, 2025.



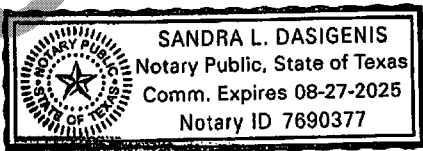
Jeff Leva, Substitute Trustee

STATE OF TEXAS)

COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Leva as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 14th day of March, 2025.



Notary Public- State of Texas

RP-2025-99510

EXHIBIT "A"

All that certain 0.2668-acre tract of land, out of the Partition of the Frank Richter Tract, recorded under Harris County Deed Record (H.C.D.R.) Vol. 855, Pg. 264, being a tract conveyed to Svetlana A. Pestova, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2022-573221, and being more particularly described by metes & bounds as follows:

Bearings herein are based referenced to the Texas Coordinate System, South Central Zone (4204) NAD 83 per found monuments and GPS observation.

BEGINNING at a 5/8-inch iron with cap set in the West right-of-way line of Schroeder Road (40 feet wide), marking the South corner of a tract conveyed to K & D Schroeder LLC, recorded under H.C.C.F. No. RP-2021-54515, and the East corner of the herein described tract;

THENCE South 17° 09' 49" West, along said Schroeder Road, a distance of 58.12 feet to a 5/8-inch iron rod with cap set, marking the East corner of a tract conveyed to Midtown Redevelopment, recorded under H.C.C.F. No. 20110499988, and the South corner of the herein described tract;

THENCE North 72° 50' 11" West, along the North property line of said Midtown Redevelopment tract, a distance of 200.00 feet to a 5/8-inch iron rod with cap set in the East property line of a called 9.7341-acre tract, conveyed to 4922 Griggs Rd INC., recorded under H.C.C.F. No. R291690, marking the North corner of said Midtown Redevelopment tract, and the West corner of the herein described tract;

THENCE North 17° 09' 49" East, along the East property line of said 4922 Griggs tract, a distance of 58.12 feet to a 5/8-inch iron rod with cap set, marking the West corner of said K & D Schroeder tract, and the North corner of the herein described tract;

THENCE South 72° 50' 11" East, along the South property line of said K & D Schroeder tract, a distance of 200.00 feet to the POINT OF BEGINNING, and containing 0.2668 acres (11,624 square feet) of land, more or less.

RP-2025-99510

UNOFFICIAL COPY

APPOINTMENT OF SUBSTITUTE TRUSTEE

Date: February 7, 2025

Deed of Trust:

Date: February 24, 2024

Grantor: Svetlana A. Pestova

Trustee: Richard Melamed

Substitute Trustee (s): Richard Melamed, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva and Nicole Durrett, each with full power to act independently

Substitute Trustee's Address: c/o Richard Melamed, P.O. Box 3130, Bellaire, Texas 77402; telephone (713) 884-0104

Beneficiary: GL&L Holdings LLC, a Texas limited liability company

Recording information: Document File No. RP-2024-75765 of the Official Public Records, Harris County, Texas

Property: All that certain 0.2668-acre tract of land, out of the Partition of Frank Richter Tract, recorded under Harris County Deed Record (H.C.D.R) Vol. 855, Pg. 264, be-ing a tract conveyed to Svetlana A. Pestova, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2022-573221, and being more particularly described by metes & bounds on Exhibit "A" attached hereto.

A default as defined in the Note or in the Deed of Trust has occurred and remains uncured.

The Deed of Trust provides that Beneficiary may appoint Substitute Trustees. Beneficiary appoints Substitute Trustees named above to act under and by virtue of the Deed of Trust.

Beneficiary requests any of the Substitute Trustees to foreclose the lien of the Deed of Trust against the collateral pledged.

GL&L Holdings, LLC

By: 

Herman Torres, Managing Director

Exhibit B

RP-2025-99510

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FILED 2/11/2025 9:08:27 AM

FRCL-2025-1282

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

KNOW ALL PEOPLE BY THESE PRESENTS:

The undersigned has been appointed as one of the substitute trustees to foreclose the following described Deed of Trust lien. The original deed of trust was executed by Svetlana A. Pestova to Richard Melamed, Trustee. It was dated February 28, 2024, and executed for the benefit of the Beneficiary, GL&L Holdings LLC, a Texas limited liability company. The Deed of Trust was duly recorded under Document No. RP-2024-75765 of the Official Public Records of Harris County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$230,000.00. Default has occurred under the note and deed of trust.

Either I, or Jeff Leva, Sandy Dasigenis, Patria Poston, Meagan L. Randle, Ebbie Murphy or Steve Leve will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, foreclose the deed of trust lien and sell the property (together or in separate parcels) on Tuesday, March 4, 2025 (that being the first Tuesday of said month). The sale will be at public auction to the highest bidder for cash, (however, the beneficiary will be allowed to make a credit bids). The sale will be held in the area designated by the County Commissioners Court for deed of trust foreclosures, at the hour of 10:00 a.m. or within three hours thereafter of that day. The property is described as follows:

All that certain 0.2668-acre tract of land, out of the Partition of Frank Richter Tract, recorded under Harris County Deed Record (H.C.D.R) Vol. 855, Pg. 264, being a tract conveyed to Svetlana A. Pestova, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2022-573221, and being more particularly described by metes & bounds on Exhibit "A" attached hereto.

EXECUTED on February 7, 2025.

Richard Melamed
Richard Melamed, Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com



4834793

Exhibit C

UNOFFICIAL COPY

EXHIBIT "A"

All that certain 0.2668-acre tract of land, out of the Partition of the Frank Richter Tract, recorded under Harris County Deed Record (H.C.D.R.) Vol. 855, Pg. 264, being a tract conveyed to Svetlana A. Pestova, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2022-573221, and being more particularly described by metes & bounds as follows:

Bearings herein are based referenced to the Texas Coordinate System, South Central Zone (4204) NAD 83 per found monuments and GPS observation.

BEGINNING at a 5/8-inch iron with cap set in the West right-of-way line of Schroeder Road (40 feet wide), marking the South corner of a tract conveyed to K & D Schroeder LLC, recorded under H.C.C.F. No. RP-2021-54515, and the East corner of the herein described tract;

THENCE South 17° 09' 49" West, along said Schroeder Road, a distance of 58.12 feet to a 5/8-inch iron rod with cap set, marking the East corner of a tract conveyed to Midtown Redevelopment, recorded under H.C.C.F. No. 20110499988, and the South corner of the herein described tract;

THENCE North 72° 50' 11" West, along the North property line of said Midtown Redevelopment tract, a distance of 200.00 feet to a 5/8-inch iron rod with cap set in the East property line of a called 9.7341-acre tract, conveyed to 4922 Griggs Rd INC., recorded under H.C.C.F. No. R291690, marking the North corner of said Midtown Redevelopment tract, and the West corner of the herein described tract;

THENCE North 17° 09' 49" East, along the East property line of said 4922 Griggs tract, a distance of 58.12 feet to a 5/8-inch iron rod with cap set, marking the West corner of said K & D Schroeder tract, and the North corner of the herein described tract;

THENCE South 72° 50' 11" East, along the South property line of said K & D Schroeder tract, a distance of 200.00 feet to the **POINT OF BEGINNING**, and containing 0.2668 acres (11,624 square feet) of land, more or less.

Foreclosure Affidavit

Date: March 18, 2025

Affiant: Richard Melamed, Substitute Trustee

Deed of Trust: Document File No. RP-2024-75765 of the Official Public Records, Harris County, Texas dated February 28, 2024 from Svetlana A. Pestova to Richard Melamed, Trustee securing one note payable to the order of GL&L Holdings LLC, a Texas limited liability company.

Property: All that certain 0.2668-acre tract of land, out of the Partition of Frank Richter Tract, recorded under Harris County Deed Record (H.C.D.R) Vol. 855, Pg. 264, being a tract conveyed to Svetlana A. Pestova, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2022-573221, and being more particularly described by metes & bounds on Exhibit "A" attached hereto.

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the foreclosure of the Deed of Trust that occurred on March 4, 2025, and is attached to the Foreclosure Deed, together with a copy of the Appointment of Substitute Trustee and a copy of the Notice of Sale.
2. The trustee's sale took place on March 4, 2025, at the place designated by the county commissioner's court for foreclosure sales held that day.
3. At least twenty-one days before the trustee's sale, I personally served notice of the sale on each debtor, at the address for that debtor as shown by Mortgagee's records. The notices were served on by certified mail, postage prepaid, properly addressed to each debtor listed above at the property address.
4. Also at least 21 days before the date of sale, I also caused a copy of the Notice of Foreclosure to be submitted to the County Clerk for recording and publicly posted as prescribed by law.
5. To the best of Affiant's knowledge, the debtors were alive on the date of the trustee's sale and were not in the military service within the ninety days before the trustee's sale.


Richard Melamed Substitute Trustee

Richard Melamed, Substitute Trustee

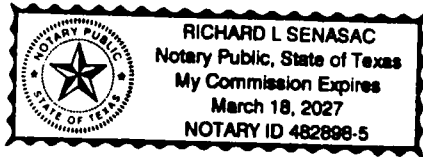
Exhibit D

RP-2025-99510

SUBSCRIBED AND SWORN TO before me on March 18, 2025 by Richard Melamed.



Notary Public, State of Texas



COPY

UNOFFICIAL

RP-2025-99510

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RP-2025-99510

COPY

RP-2025-99510
Pages 11
03/20/2025 08:21 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$61.00

UNOFFICIAL COPY

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-99510