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RP-2025-158326
04/29/2025 RP1 \$33.00

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-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Date, Time, and Place of Sale:

Date: June 3, 2025

Time: The earliest time at which the sale will begin is 10:00 a.m. The sale will begin at 10:00 a.m. or not later than three (3) hours after that time.

Place of Sale: The Bayou City Event Center Pavilion, 9401 Knight Road, Houston, Harris County, Texas 77045, and more specifically described as: 11,681 Square Feet area covered concrete, being a 13,979 Square Feet area covered concrete under the Bayou City Event Center Pavilion, save an except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

2. Instrument to be Foreclosed:

The Commercial Deed of Trust, Security Agreement, Financial Statement, Assignment of rents and Leases, and Fixture Filing dated as of March 9, 2022, executed by YCUL, LLC, as grantor, in favor of Eric A. Gardner as trustee and any duly appointed and designated successor or substitute trustee, as trustee, for the benefit and security of Silver City Lending, LLC f/k/a Silver City Financial Corporation, as beneficiary, and having been recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2022-128409.

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3. Terms of Sale.

The property shall be sold for cash, in "as is" condition, and without any warranty, express and/or implied, except as to warranty of title, and shall be purchased at the purchaser's own risk.

4. Obligations Secured:

The Commercial Deed of Trust, Security Agreement, Financial Statement, Assignment of rents and Leases, and Fixture Filing dated as of March 9, 2022, executed by YCUL, LLC, as grantor,

provides that it secures the payment of the indebtedness in the original principal amount of **\$237,300.00** and, after accounting for contract interest accrued through the date of default, plus default interest, penalties, insurance, taxes, attorneys fees and costs of **\$68,603.92** accrued from the maturity date through June 3, 2025, and all other applicable late fees, reasonable and necessary attorney's fees, and costs, the total amount outstanding of **\$305,903.92**.

5. Substitute Trustee(s) Appointed to Conduct Sale.

In accordance with Texas Property Code Section 51.0076, Silver City Lending, LLC f/k/a Silver City Financial Corporation hereby appoints and authorizes Christopher J. Matulis of the Matulis Law Firm, LLP 1150 Gemini Avenue, Suite 4200, Houston, Texas 77058, as the duly authorized Substitute Trustee(s) to act under and by virtue of said Deed of Trust.

6. Property to be Sold at the Foreclosure Sale:


The real property, and all relevant improvements thereto, generally known as being located at 10903 Carlton Dr., Houston, Texas 77338 and 20019 Bishops Gate Lane, Humble, Texas 77338, and being more commonly described as:

TRACT ONE: LOT EIGHTEEN (18) IN BLOCK FIVE (5), SOUTH ACRE ESTATES, SECTION (6), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 104, PAGE 28, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TRACT TWO: LOT THIRTY-SEVEN (37), IN BLOK SIX (6), OF KENSWICK, SECTION, TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 275, PAGE 135 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

7. Beneficiary:

Silver City Lending, LLC f/k/a Silver City Financial Corporation

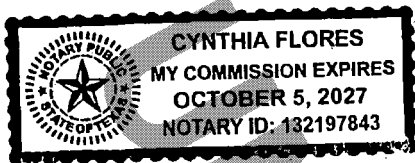


Christopher J. Matulis

STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29 day of April 2025 by Christopher J. Matulis, Substitute Trustee.

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Cynthia Flores
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Christopher J. Matulis
MATULIS LAW FIRM
1150 Gemini Ave, Suite 4200
Houston, Texas 77058

NOT EFFECTUAL COPY

FILED FOR RECORD

2:41:37 PM

Tuesday, April 29, 2025

Teneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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



Tuesday, April 29, 2025

Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS