

**FILED**  
AT 2:57 O'CLOCK P.M. ON

JUN 20 2024

**Notice of Substitute Trustee Sale**

TANDIE MANSFIELD, COUNTY CLERK  
BANDERA COUNTY, TEXAS  
BY *[Signature]* DEPUTY

T.S. #: 23-10355

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: **8/6/2024**  
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.  
The sale will be completed by no later than **4:00 PM**  
Place: **Bandera County Courthouse in Bandera, Texas, at the following location: THE SOUTHWEST FRONT DOOR (EITHER INSIDE OR OUT) OF THE COURTHOUSE WHICH FACES MAIN STREET OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

**Property To Be Sold** - The property to be sold is described as follows:

**SEE ATTACHED EXHIBIT "A"**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 9/19/2013 and is recorded in the office of the County Clerk of Bandera County, Texas, under County Clerk's File No 00201209, recorded on 9/20/2013, in Book 969, Page 386, of the Real Property Records of Bandera County, Texas.  
Property Address: 959 ALAMO BEACH RD PIPE CREEK, TX 78063

Trustor(s): **KENGILMORE PROPERTIES LLC** Original Beneficiary: **SECURED INVESTMENT HIGH YIELD FUND, LLC, A LIMITED LIABILITY COMPANY**

Current Beneficiary: **TD REO FUND, LLC** Loan Servicer: **BSI Financial Services, Inc.**

Current Substituted Trustees: **Auction.com, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Martha Rossington, Terri Martin, Reyn Rossington, Shelby Martin, Rick Snoke, Prestige Default Services, LLC,**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or

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implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by KENGILMORE PROPERTIES LLC , A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF TEXAS. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$60,000.00, executed by KENGILMORE PROPERTIES LLC , A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF TEXAS, and payable to the order of SECURED INVESTMENT HIGH YIELD FUND, LLC, A LIMITED LIABILITY COMPANY ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of KENGILMORE PROPERTIES LLC , A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF TEXAS to KENGILMORE PROPERTIES LLC . TD REO FUND, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**TD REO FUND, LLC**  
c/o BSI Financial Services, Inc.  
4200 Regent Blvd, Ste B200  
Irving TX 75063  
800.327.7861

Dated: 6/20/2024 Auction.com, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Martha Rossington, Terri Martin, Reyn Rossington, Shelby Martin, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department



**EXHIBIT A  
PROPERTY LEGAL DESCRIPTION**

**Legal Description:**

Being a 2.00 acre tract of land out of the J. A. Martinez Survey Number 281, Abstract Number 263, in Bandera County, Texas, said tract being all of a called 2.000 acre tract conveyed by J. B. and Helen C. Edwards Family Revocable Trust to Donald E. Galloway, II, and Jessica E. Galloway by Warranty Deed with Vendor's Lien dated January 1, 2011, recorded in Volume 897, Page 108, of the Official Records of Bandera County, Texas, said 2.00 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found iron rod, in the southeast right-of-way line of Alamo Beach Road, for the northwest corner of said 2.000 acres and the northwest corner of the herein described tract; said point being in the northwest line of a called 30.19 acre tract (recorded in Vol. 693, Pg. 64, Official Records of Bandera County, Texas) and approximately N 55°17'05" E- 1236.93 feet from the northeast corner of Lot No. 1, Alamo Beach Subdivision, Unit 3;

**THENCE**, along the southeast right-of-way line of Alamo Beach Road and the northwest line of said 2.000 acres, N 67°30'00" E- 194.52 feet to a found iron rod for the north corner of the herein described tract;

**THENCE**, following the east line of said 2.000 acres over and across said 30.19 acres, S 55°18'53" E- 79.52 feet to a found iron rod and S 5°27'46" E - 433.74 feet to a found iron rod for the southeast corner of said 2.000 acres and the southeast corner of the herein described tract;

**THENCE**, following the south line of said 2.000 acres over and across said 30.19 acres, N 77°11'15" W-164.75 feet to a found iron rod for the southwest corner of said 2.000 acres and the southwest corner of the herein described tract;

**THENCE**, following the west line of said 2.000 acres over and across said 30.19 acres, N 18°57'32" W (Reference Bearing, said Vol. 897, Pg. 108) a distance of 387.04 feet to the **POINT OF BEGINNING**.

Said tract contains 2.00 acres of land, more or less.