



## Notice of Foreclosure 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.**

Deed of Trust ("Deed of Trust"):

Dated: August 4, 2018

Grantor: Manuel Gonzalez, and wife Suzette Gonzalez

Trustee: Anthony T. Sortino

Lender: Keith Wright

Current Holder: K Wright Investments LLC

Recorded in: Clerk's File No. 1806704 of the Official Records of Waller County, Texas, and transferred to K Wright Investments LLC by instrument recorded under Clerk's File Number 2109533 of the Official Public Records of Waller County, Texas

Legal Description: All that certain tract or parcel of land containing 10.000 acres, situated in the James Cooper Survey, Abstract 114, Waller County, Texas, together with a 60-foot access easement situated in the James Cooper Survey, Abstract 114, Waller County, Texas, said 10.000 acres and the 60-foot access easement being more fully described by metes and bounds on Exhibit "A" attached hereto for all purposes.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$140,000.00, executed by Manuel Gonzalez and Suzette Gonzalez ("Borrower") and payable to the order of Lender, dated August 4, 2018

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, March 5, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:30 A.M. and not later than three hours thereafter.

Place: In the foyer inside of the south entrance to the Waller County Courthouse located at 425 FM 1488, Hempstead, Texas 77445, or as designated by the County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that K Wright Investments LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, K Wright Investments LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of K Wright Investments LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with K Wright Investments LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

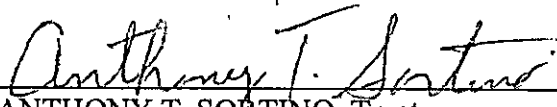
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If K Wright Investments LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will, necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by K Wright Investments LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.



ANTHONY T. SORTINO, Trustee

State Bar No.: 18855500

500 W. Main St.

Tomball, Texas 77375

(281) 351-4040

(832) 240-5617

tony@sortinolaw.com

EXHIBIT 'A'

TRACT 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.000 ACRES, SITUATED IN THE JAMES COOPER SURVEY, ABSTRACT 114, WALLER COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN TRACT DESCRIBED AS 115.2165 ACRES IN DEED TO FM 1488-115 LIMITED, RECORDED IN VOLUME 240, PAGE 718 OF THE WALLER COUNTY DEED RECORDS, SAID 10.000 ACRE TRACT BEING OUT OF THAT CERTAIN TRACT DESCRIBED IN DEED TO STEVEN R. SKINNER, ET UX, RECORDED IN VOLUME 603, PAGE 153, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ALL BEARINGS BEING REFERENCED TO THE SAID DEEDS:

COMMENCING AT A 2 INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF F. M. 1488 FOR THE SOUTHWEST CORNER OF THE SAID 115.2165 ACRE TRACT;

THENCE, N 70°21'23" E, A DISTANCE OF 837.09 FEET ALONG THE NORTH LINE OF F. M. 1488 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID SKINNER TRACT, AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN 45.506 ACRE TRACT DESCRIBED IN DEED TO GARY HOLLINGSHEAD, RECORDED IN VOLUME 685, PAGE 351 O.P. REC., AND SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 60 FOOT ACCESS EASEMENT DESCRIBED IN DEED RECORDED IN VOLUME 0778, PAGE 209 O.P. REC.;

THENCE, N 00°12'52" W, A DISTANCE OF 1277.34 FEET ALONG THE EAST LINE OF THE SAID 45.506 ACRE TRACT AND THE WEST LINE OF THE SAID SKINNER TRACT AND 60 FOOT ACCESS EASEMENT TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND BEING THE NORTHWEST CORNER OF THE SAID 60 FOOT ACCESS EASEMENT AND A CORNER OF THAT CERTAIN 18.219 ACRE TRACT PREVIOUSLY SURVEYED BY ME;

THENCE, N 00°12'52" W, A DISTANCE OF 318.49 FEET CONTINUING ALONG THE EAST LINE OF THE SAID 45.506 ACRE TRACT AND THE WEST LINE OF THE SAID SKINNER TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE SAID 45.506 ACRE TRACT AND SAID SKINNER TRACT;

THENCE, S 89°45'30" E, A DISTANCE OF 266.48 FEET ALONG THE COMMON LINE OF THE SAID 45.506 ACRE TRACT AND SKINNER TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE SAID 45.506 ACRE TRACT AND SKINNER TRACT;

THENCE, N 00°14'29" E, A DISTANCE OF 692.18 FEET CONTINUING ALONG THE EAST LINE OF THE SAID 45.506 ACRE TRACT AND THE WEST LINE OF THE SAID SKINNER TRACT TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, SAID CORNER BEING LOCATED S 00°14'29" W, 520.47 FEET FROM A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 45.506 ACRE TRACT AND NORTHWEST CORNER OF THE SAID SKINNER TRACT;

THENCE, S 89°45'30" E, A DISTANCE OF 1037.41 FEET CROSSING THE SAID SKINNER TRACT TO A 1/2 INCH IRON ROD SET IN THE EAST LINE OF THE SAID SKINNER TRACT FOR THE NORTHEAST CORNER OF THIS TRACT, SAID CORNER BEING IN THE WEST LINE OF THAT CERTAIN 88 ACRE TRACT DESCRIBED IN DEED TO LULA T. HERNS, RECORDED IN VOLUME 51, PAGE 394, DEED RECORDS, WALLER COUNTY, TEXAS, AND SAID CORNER BEING LOCATED S 01°35'10" W, 529.30 FEET FROM AN AXLE FOUND FOR THE NORTHEAST CORNER OF THE SAID SKINNER TRACT AND THE NORTHWEST CORNER OF THE SAID 88 ACRE TRACT;

THENCE, S 01°35'10" W, A DISTANCE OF 331.31 FEET ALONG THE EAST LINE OF THE SAID SKINNER TRACT AND THE WEST LINE OF THE SAID 88 ACRE TRACT TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT, AND BEING THE NORTHEAST CORNER OF THE SAID 18.219 ACRE TRACT;

THENCE, N 89°45'30" W, A DISTANCE OF 969.64 FEET ALONG THE NORTH LINE OF THE SAID 18.219 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE SAID 18.219 ACRE TRACT;

THENCE, S 00°14'29" W, A DISTANCE OF 490.71 FEET ALONG THE SAID 18.219 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE SAID 18.219 ACRE TRACT;

THENCE, N 89°17'10" W, A DISTANCE OF 168.47 FEET ALONG THE SAID 18.219 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE SAID 18.219 ACRE TRACT;

THENCE, S 00°42'49" W, A DISTANCE OF 191.40 FEET ALONG THE SAID 18.219 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE SAID 18.219 ACRE TRACT;

THENCE, N 89°17'10" W, AT 93.91 FEET PASS THE NORTHEAST CORNER OF THE SAID 60 FOOT ACCESS EASEMENT, AND CONTINUING ALONG THE NORTH LINE OF THE SAID 60 FOOT ACCESS EASEMENT, A TOTAL DISTANCE OF 153.91 FEET ALONG THE SAID 18.219 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND.

TRACT 2:

A 60 FOOT ACCESS EASEMENT SITUATED IN THE JAMES COOPER SURVEY, ABSTRACT 114, WALLER COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN TRACT DESCRIBED AS 115.2165 ACRES IN DEED TO FM 1488-115 LIMITED, RECORDED IN VOLUME 240, PAGE 718 OF THE WALLER COUNTY DEED RECORDS, SAID ACCESS EASEMENT BEING OUT OF THAT CERTAIN TRACT DESCRIBED IN DEED TO STEVEN R. SKINNER, ET UX, RECORDED IN VOLUME 603, PAGE 153, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ALL BEARINGS BEING REFERENCED TO THE SAID DEEDS:

COMMENCING AT A 2 INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF F. M. 1488 FOR THE SOUTHWEST CORNER OF THE SAID 115.2165 ACRE TRACT;

THENCE, N 70°21'23" E, A DISTANCE OF 837.09 FEET ALONG THE NORTH LINE OF F. M. 1488 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID SKINNER TRACT, AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN 45.506 ACRE TRACT DESCRIBED IN DEED TO GARY HOLLINGSHEAD, RECORDED IN VOLUME 685, PAGE 351 O.P. REC., AND SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 60 FOOT ACCESS EASEMENT DESCRIBED IN DEED RECORDED IN VOLUME 0778, PAGE 209 O.P. REC.;

THENCE, N 00°12'52" W, A DISTANCE OF 1277.34 FEET ALONG THE EAST LINE OF THE SAID 45.506 ACRE TRACT AND THE WEST LINE OF THE SAID SKINNER TRACT AND 60 FOOT ACCESS EASEMENT TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A 10.000 ACRE TRACT SURVEYED BY ME THIS DATE, AND BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, AND BEING THE NORTHWEST CORNER OF THE SAID 60 FOOT ACCESS EASEMENT AND A CORNER OF THAT CERTAIN 18.219 ACRE TRACT PREVIOUSLY SURVEYED BY ME;

THENCE, N 00°12'52" W, A DISTANCE OF 318.49 FEET CONTINUING ALONG THE EAST LINE OF THE SAID 45.506 ACRE TRACT AND THE WEST LINE OF THE SAID SKINNER TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE SAID 45.506 ACRE TRACT AND SAID SKINNER TRACT;

# FILED AND RECORDED

**Instrument Number: 24-010**

Filing and Recording Date: 02/02/2024 11:39:04 AM Pages: 6 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: