



## NOTICE OF TRUSTEE'S SALE

Pursuant to Deed of Trust dated March 10, 2020, executed by HOUSTON KACO, INC. ("Mortgagor") Mortgagor conveyed to CHARLES T. DOYLE, PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, JANA L. HARTNETT, ALBERT G. REDMOND, PETER J. SAPIO, JR. or THEA CLARK, as Trustee(s) all of their right, title, and interest in and to those certain parcels of real property situated in Waller County, Texas and described as:

**Lot 208, in Block 12, of Prairie Hills, Section 3, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 167, Page 455 of the Deed Records of Waller County, Texas.**

to secure the payment of the certain Promissory Note ("Note") dated March 10, 2020, in the original principal amount of \$65,600.00, executed by HOUSTON KACO, INC., Note payable to the order of TEXAS FIRST BANK ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under Waller County, Texas under File No. 2005386; all in the Official Real Property Public Records of Waller County, Texas; Said Note and Lien having been additionally secured by a Commercial Line of Credit dated December 10, 2018. Said Note and Lien having been renewed, extended and/or modified by instruments dated March 10, 2021, July 10, 2021, October 10, 2021 and October 10, 2022, and filed of record under Waller County Clerk's File No. 2020=2006784, 2021-2106600, 2021-2111194, 2021-2114523 and 2300114; and

The Deed of Trust is in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days' notice and recording the Notice in the Waller County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, THEA CLARK, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, as well as regular mail, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of

Texas, sell the Property at public auction to the highest bidder or bidders for cash, to between the hours of 10:00 a.m. and 4:00 p.m. local time, beginning at 10:00 a.m. on the first Tuesday in April, being April 2, 2024, in the Foyer at the South Entrance of the Waller County Courthouse, located at 425 FM 488, Hempstead, Texas 77445, or as designated by the County Commissioners Court.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than six hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

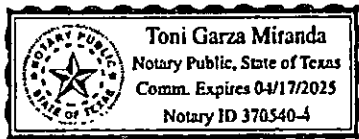
Signed on March 5, 2024.

DOYLE LAW FIRM, PLLC  
6710 Stewart Road, Suite 300  
Galveston, Texas 77551  
Telephone: 409/744-9783  
Fax: 409/744-9786

By: *JK*  
THEA CLARK, Trustee

THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2024, by THEA CLARK, Trustee, and in the capacity therein stated.



*Toni Garza Miranda*  
Notary Public in and for the State of Texas

AFTER FILING RETURN TO:  
DOYLE LAW FIRM, PLLC  
6710 Stewart Road, Suite 300  
Galveston, Texas 77551  
(409) 744-9783 (office)  
(409) 7444-9786 (Facsimile)  
{00499264.DOC}

**FILED AND RECORDED**

**Instrument Number: 24-025**

Filing and Recording Date: 03/07/2024 11:35:15 AM Pages: 3 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,



A handwritten signature in black ink that reads "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: