

## 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 Commercial

Dated: October 26, 2021

Indebtedness (original amount): \$25,731.75

Grantor: Anastasia Sion

Mortgagee: Sombrero Property Tax Fund I, LLC

Recorded: Document # 2113009 in the Real Property Records of Waller County, Texas

PROPERTY

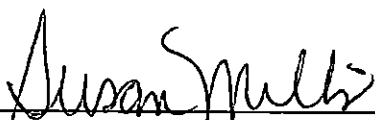
8.131 ACRES OF LAND OUT OF A CERTAIN 43.786 ACRE TRACT OF LAND SITUATED IN THE J. A. PADILLO SURVEY, ABSTRACT NO. 48, IN WALLER COUNTY, TEXAS, BEING DESCRIBED AS A 45 ACRE TRACT IN A CERTAIN DEED DATED NOVEMBER 16, 1906 FROM FRANK VESELY TO SILVESTER JACKSON, RECORDED IN VOL. 29 AT PAGE 297 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; SAID 8.131 ACRE TRACT BEING THE SOUTH PART OF THE PARCEL NO. 2 OF A DIVISION OF SUCH 43.786 ACRE TRACT MADE BY W. D. KENNEDY, REGISTERED PUBLIC SURVEYOR NO. 511, ON FEBRUARY 24, 1962; SAID 8.131 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN AN EXHIBIT "A" ATTACHED TO A DEED OF TRUST COMMERCIAL ("DEED OF TRUST") EXECUTED BY ANASTASIA SCION TO SOMBRERO PROPERTY TAX FUND I, LLC RECORDED UNDER DOCUMENT NUMBER 2113009 IN THE REAL PROPERTY RECORDS, WALLER COUNTY, TEXAS.

DATE OF SALE September 6, 2022

EARLIEST TIME SALE WILL BEGIN 10:00 am

PLACE OF SALE OF THE PROPERTY At the Waller County Courthouse or as otherwise designated by the County Commissioners Court.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



RICHARD DUNCAN, YANIRA REYES, JIM MILLS, SUSAN MILLS, MARLENE ZOGRAFOS, ED HENDERSON, SHEILA HORAK, ROBIN JOHNSON, PATSY ANDERSON, AND/OR ANDREW MILLS-MIDDLEBROOK

Substitute Trustee

c/o Harrison & Duncan PLLC, 8700 Crownhill, Suite 505, San Antonio, Texas 78209

Dated August 15, 2022

22-039  
08/15/2022 08:19:32 AM Total Pages: 2 Fee: 5.00  
Debbie Hollan, County Clerk - Waller County, TX

## FILED AND RECORDED

**Instrument Number: 22-039**

Filing and Recording Date: 08/15/2022 08:19:32 AM Pages: 2 Recording Fee: \$5.00

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.

Marlene Arranaga, Deputy

Returned To: