



NOTICE OF TRUSTEE'S SALE

Pursuant to Deed of Trust dated February 01, 2019, executed by Richerdo Duran & Angelica Cervantez ("Mortgagor"), Mortgagor conveyed to **J. DAVID HARDWICK**, as Trustee all of their right, title, and interest in and to that certain parcel of real property situated in Waller County, Texas and described as:

LOT SIX (6), AND THE NORTH 37-1/2 FEET OF LOT SEVEN (7), IN BLOCK TWO HUNDRED FORTY-ONE (241) IN THE TOWN OF HEMPSTEAD, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN VOLUME 106, PAGE 306 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. (SAVE AND EXCEPT PORTION OF THE NORTH 37.5 FEET OF LOT 7 SOLD OUT BY DEED RECORDED IN VOLUME 245, PAGE 160 OF THE DEED RECORDS).

to secure the payment of that one certain Real Estate Note and Lien ("Note") dated February 01, 2019, in the principal amount of \$82,170.00, executed by **RICHERDO DURAN & ANGELICA CERVANTEZ**, and payable to the order of **HARDWICK FAMILY CHARTERED ESTATE, LLC** ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust;

The Deed of Trust was filed and recorded under Waller County Clerk's File, in the Real Property Records of Waller County, Texas; the Note and Deed of Trust are 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 collection 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, 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;

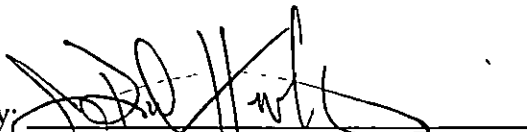
Therefore, I, David Hardwick, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive 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, between the hours of 1:00 p.m. and 4:00 p.m. on the first Tuesday in **December**, being **December 05, 2023**, at the **Waller County Courthouse, 836 Austin Street, outside of Suite 217 (South Foyer), Hempstead, Texas, 77445**, or as designated by the County Commissioners.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 1:00 p.m. and no later than three hours after that time. Please notify us if you are military personnel, as you may be qualify for special relief under the Service Members Civil Relief Act.

The sale conducted pursuant to the 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 October 23, 2023.

HARDWICK FAMILY CHARTERED ESTATE, LLC.
PO Box 1155
Hempstead, Texas 77445
Telephone: 979/826-4760

By: 

J. DAVID HARDWICK, Trustee

FILED AND RECORDED

Instrument Number: 23-088

Filing and Recording Date: 11/13/2023 09:39:57 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,



Debbie Hollan

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: