



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF WALLER

Pursuant to the authority conferred upon me by the Deed of Trust (as defined below) dated August 30, 2013 executed by Lucio Alfaro and Santos Alfaro, individuals residing in Harris County, Texas, and that certain Appointment of Substitute Trustee dated October 20, 2023, the beneficiary under the Deed of Trust, FHA Equities, Ltd., notice is hereby given that a public, nonjudicial foreclosure sale will be held as specified in this notice.

Property to Be Sold. The real property located in Waller County, Texas, as more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all improvements, fixtures and other real and personal property, being a portion of the property described in the Deed of Trust (the "**Subject Property**").

Date of Sale. December 5, 2023.

Time of Sale. The sale will take place no earlier than 10:00 a.m. and no later than 1:00 p.m. Hempstead, Texas time.

Place of Sale. The sale will occur at the Waller County Courthouse, at 425 FM 1488 Hempstead, Waller County, TX 77445.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the Subject Property will be required to demonstrate to the satisfaction

of the Substitute Trustee conducting the sale their ability to pay cash on the day of the sale. The conveyance of the Subject Property will be made and the highest bidder shall agree to accept the Subject Property in "AS IS" condition, and any and all warranties, whether express or implied, and whether of merchantability or fitness of purpose, shall be expressly waived by the purchasing bidder. Those desiring to purchase the Subject Property should seek the advice of a lawyer or other qualified person before executing a contract or instrument of conveyance concerning the Subject Property.


Information Concerning the Deed of Trust. The sale is being conducted pursuant to the power of sale granted by that certain Deed of Trust dated August 30, 2013, recorded in File No. 1305851 in the Public Records of Waller County, Texas (the "**Deed of Trust**"), executed by Lucio Alfaro and Santos Alfaro, individuals residing in Harris County, Texas, as **Grantors**, to FHA Equities, Ltd., ("**Beneficiary**"), and which secures the payment of the indebtedness and obligations set forth therein described (collectively, the "**Obligations**") (including, but not limited to payment of that certain Promissory Note dated August 30, 2013, executed by Lucio Alfaro and Santos Alfaro, and payable to the order of Beneficiary.

Default has occurred and Grantors have failed to cure. Consequently, the Obligations have matured and are now fully due and payable. The Beneficiary, as owner and holder of the indebtedness secured by the Deed of Trust has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Subject Property and apply the proceeds in accordance with the provisions of the Deed of Trust.

Interested parties should note that the Deed of Trust permits the Beneficiary to postpone, withdraw or reschedule the sale for another day. In such case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the post-

ponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

EXECUTED this the 20th of October, 2023.

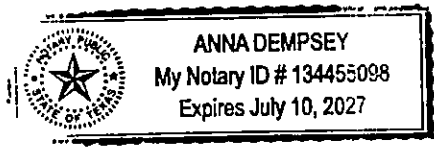


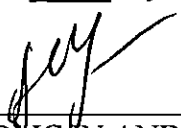
STEVE M. WILLIARD, Substitute Trustee

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Steve M. Williard, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20 day of October, 2023.





NOTARY PUBLIC IN AND FOR
THE STATE OF T E X A S

After Recordation Return To:
Steve M. Williard
The Williard Law Firm, L.P.
1920 N. Memorial Way, Suite 207
Houston, Texas 77007

EXHIBIT "A"

Legal Description

Surface Estate Only: Being a 13.00 acre tract of land out of a portion of a called 132.6016 acre tract of land in the W. W. Snyder Survey, Abstract 337, Section 8, Waller County, Texas, said Tract being a part of the Ida Mae Buller Morton (First Tract) called 343.483 acre tract of land, recorded in Volume 237, Page 179, Deed Records of Waller County, Texas, and being more particularly described by metes and bounds in Exhibit "A-1," attached hereto and incorporated herein.

SAVE AND EXCEPT:

A 5.9993 acre tract of land, more or less out of a portion of a called 13.00 acre tract of land in the W.W. Snyder Survey, Abstract 337, Section 8, Waller County, Texas, said tract being more particularly described by metes and bounds on Exhibit "A-2," attached hereto and incorporated by reference.

EXHIBIT "A-1"

Surface Estate Only: Being a 13.00 acre tract of land out of a portion of a called 132.6016 acre tract of land in the W.W. Snyder Survey, Abstract 337, Section 8, Waller County, Texas. Said Tract being a part of the Ida Mae Buller Morton (First Tract) called 343.483 acre tract of land, recorded in Volume 237, Page 179 Deed Records of Waller County, Texas. Said 13.000 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a cotton picker spindle with a cap at the Northwest corner of a called 221.3990 acre tract of land and being the centerline intersection of Zadelsky Road (80 feet wide) and Buller Road (80 feet wide) as recorded in Volume 163, Page 244 of the Deed Records of Waller County, Texas;

THENCE South 10 degrees 39 minutes 24 seconds East, along the centerline of said Buller Road. Same being the West Line of said 221.3990 acre tract of land, a distance of 3325.90 feet to a pk nail set in the centerline of said Buller Road for the Northwest corner and point of beginning of the herein described tract of land;

THENCE South 89 degrees 13 minutes 57 seconds East, a distance of 2052.54 feet to a 5/8 inch iron rod set for the Northeast corner of the herein described tract of land;

THENCE South 25 degrees 44 minutes 44 seconds East, a distance of 300.96 feet to a 5/8 inch iron rod set for the Southeast corner of the herein described tract of land;

THENCE North 89 degrees 13 minutes 57 seconds West, a distance of 2142.54 feet to a 5/8 inch iron rod set in the centerline of said Buller Road for the Southwest corner of the herein described tract of land;

THENCE North 10 degrees 39 minutes 24 seconds West, along the centerline of said Buller Road, a distance of 274.76 feet to the point of beginning and containing 13.000 acres of land more or less.

Being the same property described in Deed dated August 2, 2011, executed by Glenn Sutton, Substitute Trustee to FHA Equities, LTD., recorded in Volume 1266, Page 132, Official Public Records of Waller County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

EXHIBIT "A-2"

BEING A 5.9993 ACRE TRACT OF LAND OUT OF A PORTION OF A CALLED 13.00 ACRE TRACT OF LAND IN THE W.W. SNYDER SURVEY, ABSTRACT 337, SECTION 8, WALLER COUNTY, TEXAS, SAID TRACT BEING A PART OF THE IDA MAE BULLER MORTON (FIRST TRACT), CALLED 343.483 ACRE TRACT OF LAND, RECORDED IN VOLUME 237, PAGE 179, DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 13.00 ACRE TRACT OF LAND BEING DESCRIBED IN DEED RECORDED IN VOLUME 1266, PAGE 132, DEED RECORDS OF WALLER COUNTY, TEXAS; SAID 5.9993 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE WITH CAP AT THE NORTHWEST CORNER OF A CALLED 221.3990 ACRE TRACT OF LAND AND BEING THE CENTERLINE INTERSECTION OF ZADELSKY ROAD (80 FEET WIDE) AND BULLER ROAD (80 FEET WIDE) AS RECORDED IN VOLUME 163, PAGE 244 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS;

THENCE SOUTH 10 DEGREES 39 MINUTES 24 SECONDS EAST, ALONG THE CENTERLINE OF SAID BULLER ROAD, SAME BEING THE WEST LINE OF SAID 221 3990 ACRE TRACT OF LAND, A DISTANCE OF 3,325.90 FEET TO A PK NAIL SET IN THE CENTERLINE OF SAID BULLER ROAD FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 89 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 2062.57 FEET TO A 5/8 INCH ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 25 DEGREES 44 MINUTES 46 SECONDS EAST, A DISTANCE OF 300.98 FEET TO A 5/8 INCH ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 13 MINUTES 57 SECONDS WEST, A DISTANCE OF 868.38 FEET TO A FENCE POST FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 10 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 244.15 FEET TO A FENCE POST FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 13 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,274.13 FEET TO A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 10 DEGREES 39 MINUTES 24 SECONDS WEST, A DISTANCE OF 30.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 5.9993 ACRES OF LAND, MORE OR LESS.

FILED AND RECORDED

Instrument Number: 23-090

Filing and Recording Date: 11/13/2023 02:47:35 PM Pages: 7 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". The signature is written in a cursive style.

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: