



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.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 2nd day of January 2024; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Waller County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the foyer at the south entrance of the Waller County Courthouse 400 Sheriff R Glenn Smith Dr, Hempstead, TX 77445

Date of Deed of Trust: July 25, 2023

Executed by: PERSPECTIVE REI LLC

Original Trustee named in Deed of Trust: L.Scott Horne

Original amount of Secured Indebtedness: \$17,000.00

Original Beneficiary named in Deed of Trust: Eli Shapira

Property described in Deed of Trust:

Being Lot 53, Block 1, KINGSLAND HEIGHTS SEC. 3, a subdivision in Waller County, Texas, according to map or plat thereof recorded in County Clerk's File No. 2110189, of the Official Public Records of Waller County, Texas. Also known as 1024 Long Bay Court, Brookshire, Texas 77423.

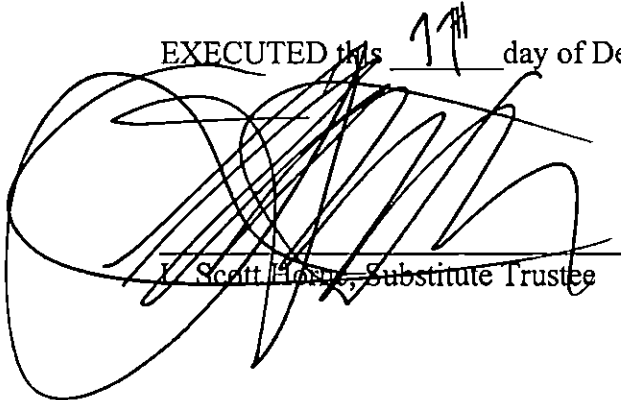
Said Deed of Trust is recorded under Document No. 2308960 in the Deed of Trust Records of Waller County, Texas.

Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the

Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Eli Shapira is representing himself as the current mortgagee, and his address is:

601 Colquitt St, Unit A
Houston, TX 77006
Phone #unknown

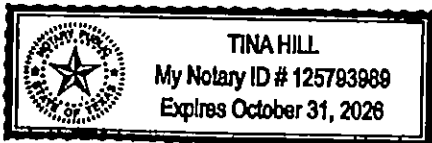
EXECUTED this 11th day of December 2023

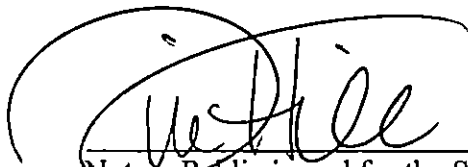

L. Scott Horne, Substitute Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of December 2023, by L.Scott Horne, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

FILED AND RECORDED

Instrument Number: 23-098

Filing and Recording Date: 12/12/2023 03:51:42 PM Pages: 3 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,



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.

Mariene Arranaga, Deputy

Returned To: