

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: November 19, 2020
Grantor(s): Hami Khorrami Koujel
Mortgagee: HTX Investments, LLC, A Delaware Limited Liability Company
Recorded in: Clerk's File No. 2020011978
Property County: Waller County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Waller County, Texas, being more particularly described as on Exhibit "A" (more particularly described in the Loan Documents).

Date of Sale: June 01, 2021

Earliest Time Sale will Begin: 1:00 PM

Place of Sale of Property: Designated area by Commissioner's Court of Waller County, being the Waller County Courthouse. or as further designated by the County Commissioner.

The Trustee or Substitute Trustee will sell the property by the 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

The Mortgagee, whose address is:

HTX Investments, LLC, A Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11th day of May, 2021



Megan Randle, or Pete Florez, or
Ebbie Murphy, or Florence Rosas
or Jose Martinez or David Cerda or
Less Longoria or Gabriela Espinoza
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

Exhibit "A"

Being a tract or parcel containing 2.753 acre of land out of Tract 5 of Pineridge Subdivision, Section 2 a subdivision of record in Volume 283, Page 606 of the Waller County Deed Records (W.C.D.R), Waller County, Texas, being that same called 2.750 acre tract of record in Volume 462, Page 489, W.C.D.R., said 2.753 acre tract being more particularly described as follows with bearings referenced to said Tract 5:

Beginning at an iron rod found for the intersection of the southerly right-of-way line of Brumlow Road (100 feet wide) and the west right-of-way line of Blinka Road (width varies), for the northeast corner of said Tract 5, said 2.50 acre tract and the herein described tract:

Thence, South $01^{\circ}53'06''$ West, along said west right-of-way line, 250.50 feet to an iron rod found for the common southeast corner to said Tract 5, said 2.750 acre tract, the herein described tract and the northeast corner of tract 6 of said Section 2;

Thence, North $87^{\circ}20'06''$ West, along the common South line of said Tract 5 and the North line of said Tract 6, 476.11 feet to an iron rod found for the common Southwest corner to said 2.750 acre tract, the herein described tract, the Southeast corner to that certain called 2.750 acre tract of record in Volume 476, Page 711, W.C.D.R.;

Thence, North $27^{\circ}37'10''$ East, 373.41 feet to an iron rod found for the common northwest corner to said 2.750 acre tract, the herein described tract, the northeast corner to said 2.750 acre tract, in the south right-of-way line of aforementioned Brumlow Road;

Thence, South $71^{\circ}43'20''$ East, along said southerly Right-of-Way line, 327.24 feet to the Point of Beginning and containing 2.753 acre of land.

FILED AND RECORDED

Instrument Number: 21-018

Filing and Recording Date: 05/11/2021 02:50:21 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,



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.

Marlene Arranaga, Deputy

Returned To: