



### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS           §  
  §  
COUNTY OF WALLER       §

WHEREAS, Yonisbel Arias Rodriguez and Yanet Reyes Linares (“Borrowers”) executed and delivered to Jasso Financial Investments Enterprises. LLC, a Texas limited liability company (“Lender”), that certain Promissory Note dated March 17, 2023 in the original principal amount of One Hundred Ninety Thousand and No/100 Dollars (\$190,000.00) (the “Note”) bearing interest on the unpaid balance thereof at the rate of ten percent (10%) per annum; and

WHEREAS, The Note is secured by a Deed of Trust dated March 17, 2023 from Borrower granting Lender a lien in the following described real property:

**Lot Twelve (12) in Block Two (2) and Lot Ten (10) in Block Three (3) of Deerwood East, Section Two (2), a subdivision in Waller County, Texas**

together with all easements, rights of way and appurtenances, all as more particularly described in the Deed of Trust naming Lender as beneficiary; and

WHEREAS, Lender is the current owner and holder of the Note and; and

WHEREAS, the indebtedness evidenced by the Note that is secured by the Deed of Trust is in default and the entire unpaid balance thereof is now due and payable, and Lender has demanded payment of the Note by Borrowers and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, the Deed of Trust appointed Travis C. Crowder as Trustee under the Deed of Trust; and

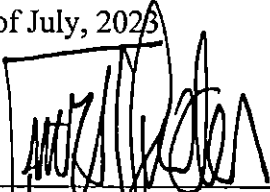
WHEREAS, Lender has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness set forth therein after giving notice of the time, place and terms of said sale, and the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, notice is hereby given that on Tuesday, September 5, 2023, same being the first Tuesday in said month, between the hours of 10:00 o’clock a.m. and 1:00 o’clock p.m., TRAVIS C. CROWDER after having complied with the terms of sale set forth in the Deed of Trust and the laws of the State of Texas, will sell the Property at public auction to the highest bidder or bidders, for cash, at the Waller County Courthouse steps at 836 Austin Street, Hempstead, Texas, such location being designated by the Waller County Commissioners Court as the area where non-judicial foreclosure sales shall take place. The earliest time at which the sale shall begin is 10:00 o’clock a.m.

The sale noticed herein shall include the interest of the Grantor in the Property as provided by (i) the Deed of Trust; (ii) any other documents executed in connection with the Property or as security for the Note; and (iii) any modifications, extensions, and/or renewals thereof, Lender having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said Property, pursuant to rights granted to the Lender by the foregoing instruments.

**EXCEPT FOR A WARRANTY OF TITLE GIVEN ON BEHALF OF GRANTOR, THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER.**

EXECUTED in multiple originals on the 17<sup>th</sup> day of July, 2023



Travis C. Crowder  
Texas State Bar No. 05163510  
17207 Kuykendahl, Suite 104  
Spring, Texas 77379  
Telephone: (281) 594-7535  
Facsimile: (281) 537-8255

# FILED AND RECORDED

**Instrument Number: 23-062**

Filing and Recording Date: 07/18/2023 11:35:12 AM Pages: 3 Recording Fee: \$4.00

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.

Donna Jackson, Deputy

Returned To: