

NICHOLAS T MARTINEZ, PLLC

A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW

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NICHOLAS T. MARTINEZ
PARTNER

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February 9, 2024

NOTICE OF TRUSTEE'S SALE

Via Regular Mail

Via Facsimile: (713) 236-9903

Via Email: hector@chavana.lawyer

Via CM\RRR#

Sergio Arturo Arredondo
c/o Hector Chavana, Jr., Esq.
2702 Little York Rd.
Houston, Texas 77093

RE: 1347 Siedel Rd, Brookshire, Texas 77423.

Trustee: Andrea Silvana Russo

Substitute Trustee's Address: c/o Nicholas T Martinez, PLLC, 1717 Turning Basin
Dr, Suite 375, Houston, Texas 77029

Mortgagee: Andrea Silvana Russo

Note: Promissory Note ("Note") in the original principal amount of \$750,000.00, executed
by Sergio Arturo Arredondo ("Borrower") and payable to the order of Mortgagee.

Deed of Trust ("Deed of Trust"):

Dated: June 5, 2021

Grantor: Sergio Arturo Arredondo

Lender: Andrea Silvana Russo

Trustee: Andrea Silvana Russo

Secures: Promissory Note ("Note") in the original principal amount of
\$750,000, executed by Sergio Arturo Arredondo
("Borrower") and payable to the order of Lender

Property: 1347 Siedel Rd, Brookshire, Waller County, Texas 77423, more fully

Exhibit A attached hereto

County: Waller

Date of Sale: Tuesday, March 5, 2024

Time of Sale: 1:00pm, or not later than three hours thereafter

Place of Sale: at the foyer inside the south entrance to the Waller County Courthouse, or as designated by the County Commissioners Couty

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.

Mortgagee has appointed Andrea Silvana Russo as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." There will be no warranty relating to title, possession, quiet enjoyment, or the like for the personal property in this disposition. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



/s/ Nicholas Martinez

Nicholas T. Martinez, Attorney for Trustee

nmartinez@ntmlegal.com

NTM

Enclosures: as stated

EXHIBIT A

Being a 4.17 acre tract of land located in the William Cooper Survey, Abstract 20 in Waller County, Texas; the said 4.17 acre tract being the remainder of a called 29.846 acre tract of land conveyed to Thomas and Sarah Abraham in Volume 643, Page 701 of the Official Records of Waller County (O.R.W.C.); said 4.17 acre tract being more particularly described by metes and bounds as follows (bearings are based on said 29.846 acre tract):

Beginning at the most westerly northwest corner of a called 7.089 acre tract of land recorded in Volume 658, Page 475 of the O.R. W.C., from a 5/8-inch iron rod found bears (N64°21'43"W, 0.75), being the east line Siedel Road (70-foot wide);

THENCE, with said west line, North 06 degrees 50 minutes 09 seconds East, a distance of 187.26 feet to a 1/2-inch iron pipe found;

THENCE, continuing with said west line, North 00 degrees 15 minutes 30 seconds West, a distance of 225.86 feet to a 1/2-inch iron pipe found on the north line of said called 29.846 acre tract and the south line of a called 42.50 acre tract recorded in Volume 129, Page 263 of the O.R.W.C.;

THENCE, with the common line of said called 29.846 acre tract and said called 42.50 acre tract, North 89 degrees 13 minutes 59 seconds East, a distance of 357.64 feet the most northerly northwest corner of aforesaid called 7.089 acres tract;

THENCE, with the west line of said called 7.089 acres tract, the following fourteen (14) courses:

1. South 00 degrees 56 minutes 15 seconds West, a distance of 127.20 feet to a 1/2-inch iron rod set;
2. South 89 degrees 33 minutes 23 seconds East, a distance of 116.45 feet;
3. South 00 degrees 16 minutes 35 seconds East, a distance of 100.97 feet;
4. North 89 degrees 46 minutes 49 seconds West, a distance of 65.11 feet to a 1/2- inch iron rod set;
5. South 00 degrees 13 minutes 19 seconds East, a distance of 154.42 feet to a 1/2- inch iron rod with cap found ;
6. South 06 degrees 44 minutes 11 seconds West, a distance of 23.84 feet to a 1 / 2- inch iron rod with cap found;
7. South 17 degrees 45 minutes 15 seconds West , a distance of 1.58 feet to a 1/2- inch iron rod with cap found;

8. South 35 degrees 42 minutes 26 seconds West, a distance of 31.79 feet to a wood fencepost;
9. South 61 degrees 37 minutes 42 seconds West, a distance of 15.98 feet to a 1/2-inch iron rod with cap found;
10. South 77 degrees 03 minutes 55 seconds West, a distance of 16.16 feet to a 1/2-inch ironrod with cap found;
11. North 88 degrees 52 minutes 52 seconds West, a distance of 15.84 feet to a 1/2- inch iron rod with cap found;
12. North 72 degrees 37 minutes 33 seconds West, a distance of 14.47 feet to a 1/2- inch iron rod set;
13. North 09 degrees 10 minutes 55 seconds East, a distance of 12.11 feet to a 1/2- inch iron rod set;
14. North 83 degrees 09minutes51 seconds West, a distance of 343.15 feet to the POINT OF BEGINNING and containing 4.17 acres of land (being more commonly known as 1347 Siedel Road, Brookshire, Texas 77423).

FILED AND RECORDED

Instrument Number: 24-012

Filing and Recording Date: 02/09/2024 11:11:31 AM Pages: 5 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.

Marlene Arranaga, Deputy

Returned To: