

NOTICE OF FORECLOSURE SALE

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

Property: 104 Bledsoe Street, Prairie View, TX 77445

October 25, 2024

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: May 14, 2021

Substitute Trustee: Jay C. Paxton

Address:

520 Post Oak Blvd., Suite 700, Houston, Texas 77027

Grantors: Doran Kelly and Kyra Kelly

Mortgagee: Edgard Navarro (hereafter "Lender")

Recording Information: Clerk's File No. 2105484 of the Real Property Records of Waller County, Texas.

Property Address: 104 Bledsoe Street, Prairie View, Texas 77445

Legal Description: Lot Ten (10), Block Two (2), of MAP OF PRAIRIE VIEW COURTS, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Volume 122, Page 24 of the Deed Records of Waller County, Texas

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: May 14, 2021

Original Principal Amount: \$109,000.00

Makers: Doran Kelly and Kyra Kelly

Lender: Edgard Navarro

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto.

Sale Location: The foyer at the ~~south~~ entrance of the Waller County Courthouse, ~~836 Austin Street~~, Hempstead, Texas 77445 or in the location designated by the Waller County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

Sale Date: December 3, 2024

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 1:00 P.M., or within three hours from that time.

24-082
10/25/2024 09:22:56 AM Total Pages: 3 Fee: 4.00
Debbie Hollan, County Clerk - Waller County, TX

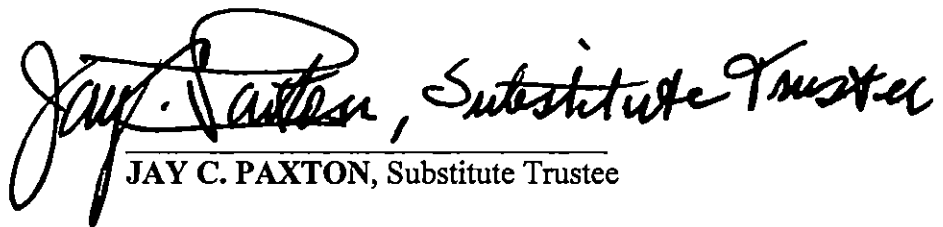
Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions. Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law. If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances. Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties. All potential purchasers should conduct examinations of the property records for further assurances. **No information will be provided by the Substitute Trustee.**

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.


JAY C. PAXTON, Substitute Trustee

FILED AND RECORDED

Instrument Number: 24-082

Filing and Recording Date: 10/25/2024 09:22:56 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, 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: