

**NOTICE OF 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.

January 7, 2025

Notice is given that the Property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Foreclosure Sale and the applicable laws of the State of Texas.

Instrument to be Foreclosed: Deed of Trust and Assignment of Leases and Rents ("Deed of Trust"):

Dated: May 8, 2024

Grantor: Salaguil, LLC

Trustee: Bernardo Aguilera

Beneficiary: Aguilera Real Estate, SA de CV

Recorded in: Waller County Clerk's File No. 2405940 in the Real Property Records of Waller County, Texas.

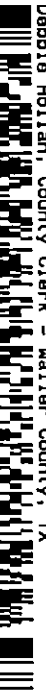
Property to be Sold: **LOT 10, IN BLOCK 47 OF TOWNSITE OF BROOKSHIRE, IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 69 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (the "Property")**

Secures: Promissory Note ("**Note**") in the original principal amount of \$800,000.00, executed by Grantor, as Borrower, and payable to the order of Beneficiary, as Lender, including all accrued and unpaid interest and all other amounts payable by Grantor as described in the Note, any other related documents, and all modifications, renewals, and extensions thereof. Beneficiary is the current lien holder of the Deed of Trust and the current owner and holder of the Note.

Secured Property: See Exhibit A, attached hereto and incorporated herein.

Substitute Trustee: Christopher Mark Murrah and Daniel Vazquez

24-095
12/06/2024 12:40:46 PM Total Pages: 5 Fee: 4.00
Debbie Hollan, County Clerk - Waller County, TX



Substitute Trustees'

Address: 3000 Wesleyan St., Ste. 305, Houston, TX, 77027

Foreclosure Sale:

Date: Tuesday, January 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 A.M. and not later than three hours thereafter.

Place: The Waller County Courthouse at 400 Sherrif R. Glenn Smith Dr., Hempstead, TX 77445 or as designated by the Waller County Commissioners Office or as designated by the County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold "AS IS" to the highest bidder for cash, except that Beneficiary may bid and credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been released or subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien or security interest of the Deed of Trust by

Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE 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 BENEFICIARY.

This Notice of Foreclosure Sale is executed on 12/05/2024.

Signature: C. Mark Murrah
C. Mark Murrah, Substitute Trustee
Murrah & Killough, PLLC
3000 Wesleyan St., Ste. 305
Houston, TX 77027

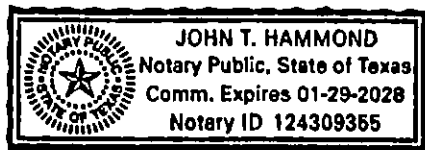
STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was subscribed, sworn to, and acknowledged before me on December 5, 2024, by C. Mark Murrah, substitute trustee, in said capacity. *x CMM*

[Seal]



Signature: [Signature]
Notary for and in the State of Texas

EXHIBIT A
LEGAL DESCRIPTION

The real property situated in Waller County, Texas, commonly known as 2nd Street, Brookshire, Waller County, Texas 77423, and further described as:

Lot 9 and 10, in Block 47 of Townsite of Brookshire, in Waller County, Texas, according to the map or plat thereof recorded in Volume 14, Page 69 of the Deed Records of Waller County, Texas.

FILED AND RECORDED

Instrument Number: 2415026

Filing and Recording Date: 12/06/2024 12:40:46 PM Pages: 5 Recording Fee: \$27.00

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, reading "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

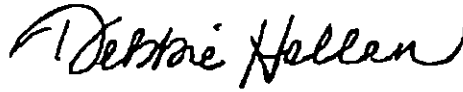
Returned To:
SAGE TITLE

FILED AND RECORDED

Instrument Number: 24-095

Filing and Recording Date: 12/06/2024 12:40:46 PM Pages: 6 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: