



776 Lake Lacosta Dr, Katy, TX 77493

24-039093

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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.**

**1. Date, Time, and Place of Sale.**

Date: 03/04/2025

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Waller County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 5/16/2023 and recorded in the real property records of Waller County, TX and is recorded under Clerk's File/Instrument Number 2305616, with Ahmed Mahmoud Hamed and Yasmin Rana Ilina-Hamed (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.Com, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Ahmed Mahmoud Hamed and Yasmin Rana Ilina-Hamed, securing the payment of the indebtedness in the original amount of \$422,740.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. loanDepot.com, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 54 BLOCK 1, SUNTERRA SECTION 7, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2112031, OF THE MAP AND/OR PLAT RECORDS, WALLER COUNTY, TEXAS.



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. loanDepot.com, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

loanDepot.com, LLC  
26642 Town Centre Drive  
Foothill Ranch, CA 92610

Megan L. Randle

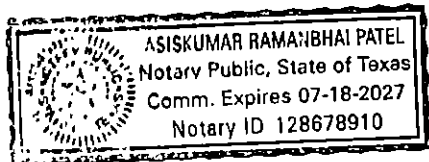
**SUBSTITUTE TRUSTEE**

Megan L. Randle, Ebbie Murphy, Debby Jurasek,  
Jennyfer Sakiewicz, Pete Florez OR  
AUCTION.COM OR Robert Randle or Ebbie  
Murphy OR Kirk Schwartz, Esq., Carson Emmons,  
Esq. or Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

STATE OF Texas  
COUNTY OF Fort Bend

Before me, the undersigned authority, on this day personally appeared Megan L. Randle, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23<sup>rd</sup> day of January, 2025.



Asiskumar Ramanbhai Patel  
NOTARY PUBLIC in and for

Fort Bend COUNTY  
My commission expires: July 18 2027  
Print Name of Notary: Asiskumar Ramanbhai Patel

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Waller County Clerk and caused to be posted at the Waller County courthouse this notice of sale.

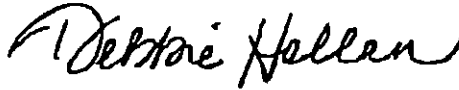
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

## FILED AND RECORDED

Instrument Number: 25-007

Filing and Recording Date: 01/23/2025 04:17:15 PM 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,



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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: