

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

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COUNTY OF HARRIS

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WHEREAS by Deed of Trust dated February 1, 2019, recorded among the Real Property Records of Waller County, Texas, JOSE ALBERTO JIMINEZ GONZALEZ as Grantor, conveyed to CARBET J. DUHON, III as Trustee, for the benefit of JOSE FRANCISCO ALVAREZ, the certain real property and all improvements situated thereon at 2222 Calvit Street, Hempstead, Texas and being more fully described as follows (herein the Property):

Lots 8, 9 and 10, Block 49 in the Town of Hempstead, Waller County, Texas, according to the Map or Plat thereof recorded in Volume 106, Page 306 of the Deed Records of Waller County, Texas

to secure the payment of one certain Promissory Note of even date therewith in the original principal amount of \$80,000.00, executed by JOSE ALBERTO JIMINEZ GONZALEZ, payable to JOSE FRANCISCO ALVAREZ.

WHEREAS, the undersigned, Christopher M. Cammack, has been appointed as Substitute Trustee in the place and stead of CARBET J. DUHON, III, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust.

WHEREAS, default has occurred under the terms of the Promissory Note dated February 1, 2019, secured by the Deed of Trust, the indebtedness evidenced thereby which is now due, consisting of \$58,010.34 in unpaid principal, \$23,891.60 in accrued yet unpaid interest, \$2,868.42 in unpaid property taxes and \$1,245.00 in late charges. Because of the at default, JOSE FRANCISCO ALVAREZ, has requested Substitute Trustee to sell the property

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on October 7, 2025 between the hours of 10:00 a.m. and 1:00 p.m, the undersigned will sell the Property at the ~~Waller County~~

cmc

*425 FM 1488, Hempstead, TX 77445*  
~~Texas Courthouse, 400 Sheriff R. Glen Smith Drive, Hempstead, Texas 77445~~ or as designated by  
the Waller County Commissioners, Office or as designated by the County Commissioners Court. *CMC*

The instrument to be foreclosed upon is the above-described Deed of Trust.

The above-described Property will be sold to the highest bidder for cash. Pursuant to Section 51.009, Texas Property Code, the Property will be sold in **"AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST AND AT PURCHASER'S OWN RISK.**

Pursuant to Section 51.0075, Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened by the Substitute Trustee.

**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 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.**

WITNESS MY HAND this 15 day of September, 2025.

*Chris Cammack*

CHRISTOPHER M. CAMMACK

Substitute Trustee

7324 Southwest Freeway, Suite 1446

Houston, Texas 77074

Telephone: 713-960-1921

Facsimile: 713-960-1922

Mobile: 713-870-6883

**ACKNOWLEDGEMENT**

STATE OF TEXAS

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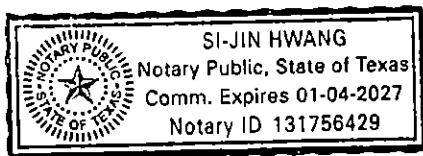
COUNTY OF HARRIS


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BEFORE ME, the undersigned authority, personally appeared Christopher M. Cammack, a person known to me, who after being placed under oath, stated that he is over 18 years of age, of sound mind, that he is the appointed Substitute Trustee by JOSE FRANCISCO ALVAREZ and who acknowledged that he executed the foregoing instrument in said capacity and for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this the 15<sup>th</sup> day of September, 2025, to certify which witness my hand and official seal.



  
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Notary Public - State of Texas

AFTER RECORDING, RETURN TO:

Christopher M. Cammack  
Attorney at Law  
7324 Southwest Freeway, Suite 1446  
Houston, Texas 77074

## FILED AND RECORDED

Instrument Number: 25-083

Filing and Recording Date: 09/15/2025 03:27:18 PM Pages: 4 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,



A handwritten signature in black ink, reading "Debbie Hollan". The signature is written in a cursive, flowing style.

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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: