



## NOTICE OF FORECLOSURE SALE

November 21, 2025

### Deed of Trust ("Deed of Trust"):

**Dated:** October 24, 2024

**Grantor:** FF LAROUX, LLC

**Trustee:** Sowell, Alvares & Walls, PLLC

**Lender:** QUICK LENDING, LLC

**Property:** Lot Six(6), Seven(7) and East 1/2 of Lot Eight (8), Block Four(4), of LAKEVIEW CLUB ADDITION, an addition to the City of Waller County, Texas, according to the map or plat thereof on file in Volume 150, Page 301, Real Property Records, Waller, Texas.

**Address:** 25643 Cathy Dr, Hockley, TX, 77447

**Recorded:** October 30, 2024, file number 2413409 in the Official Public Records of Waller County, Texas.

**Secures:** Promissory Note ("Note") in the original principal amount of THREE HUNDRED NINE THOUSAND TWO HUNDRED FORTY NINE AND 00/100 DOLLARS (US \$309,249.00), executed by FF LAROUX, LLC and payable to the order of Lender.

**Guaranty:** The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated October 24, 2024 and executed by Felecia Hagood.

**Substitute Trustee:** Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek, Jennyfer Sakiewicz

**Substitute Trustee's Address:** 10406 Rockley, Houston, Texas 77099

### Foreclosure Sale:

**Date:** Tuesday, January 06, 2026

**Time:** The sale of the Property will be held between the hours of 1pm-4pm. local time

**Place:** In the foyer at the south entrance to the Waller County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**Term of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TEXAS REAL ESTATE FUND I, LP's bid may be by credit against the



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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, TEXAS REAL ESTATE FUND I, LP, 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 TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I, LP's rights and remedies under the Deed of Trust and 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 TEXAS REAL ESTATE FUND I, LP 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 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 and/or security interest of the Deed of Trust by TEXAS REAL ESTATE FUND I, LP. 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.

**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.**

**THIS INSTRUMENT NOTES 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 MORTGAGEE OR MORTGAGE SERVICER.**

**PETERKA & ASSOCIATES, PLLC.**

*Joseph J Peterka III*

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**Joseph J. Peterka III**  
14002 Pinerock Lane  
Houston, TX 77079  
(281) 435-7359  
joe@peterkalaw.com  
Attorney for TEXAS REAL ESTATE FUND I, LP

  
Megan  
Rankin

## FILED AND RECORDED

Instrument Number: 25-112

Filing and Recording Date: 11/25/2025 04:07:15 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,



*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: