



NOTICE OF SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY AND 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: SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

1. Date, Time, and Place of Sale.

Date: April 7, 2026
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: The Waller County Courthouse, Texas, at the following location: 836 Austin St, Hempstead, TX 77445, or as designated by the Waller County Commissioners' Office or as designated by the County Commissioners Court.

2. Terms of Sale. The Substitute Trustee will sell the Property at the public venue to the highest bidder. Payment must be made by Cashier's check, certified check, or cash.

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust ("Deed of Trust") executed and delivered by The Owner Finance Company, as Grantor(s)/Borrower, and Sonoma Rose Development, LLC, ("Lender"), as original mortgagees, executed on March 7, 2022, recorded document no. 2204460 in the real property records of Waller County, Texas.

4. Obligations Secured. Deed of Trust executed by The Owner Finance Company, securing the payment of the indebtedness in the original principal amount of *\$260,000.00*, *downpayment of \$26,000.00 and balance of \$234,000.00* and obligations therein described, including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Sonoma Rose Development, LLC is the current mortgagee of the Note and Deed of Trust, according to the recorded document no. 2204460.

5. Property to Be Sold. Legal Description (the "Property"):

Lot Four (4), Block Four (4), of Crystal Lakes, Sec 1, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Instrument Number 1701314 of the Official Public Records of Waller County, Texas (commonly known as 936 Lake View Circle W., Brookshire, Texas 77423)

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 MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 SEND OF THIS NOTICE IMMEDIATELY.

WHEREAS, the undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustee and appoints Angela Walter, Antoine Williams, Michael Bertolatus, Sherrie Hanner, Nancy Tran whose address is 9801 Westheimer, Suite 300, Houston, Texas 77042 as Substitute Trustee ("Substitute Trustee") who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Sonoma Rose Development, LLC, the legal holder of such indebtedness and the liens securing same has requested Substitute Trustee to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

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

NOTICE IS FURTHER GIVEN, except to the extent that the Substitute Trustee may bind and obligate Borrowers to warrant title to the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS", "WHERE IS" condition, without any expressed or implied warranties. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclosure of its lien.

WITNESS, my hand this 9 day of March, 2026.

_____/s/ Angela Walter_____
By Substitute Trustee: Angela Walter,
Michael Bertolatus, Antoine Williams,
Nancy Tran, Sherrie Hanner

Sherrie Hanner

FILED AND RECORDED

Instrument Number: 26-039

Filing and Recording Date: 03/12/2026 10:10:58 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,



A handwritten signature in black ink that reads "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: