



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to Deed of Trust dated **April 12, 2023**, executed by **IDA M. ELLIOTT and AKINNIRAN ELLIOTT** ("Mortgagors") Mortgagors conveyed to **BLACK, MANN & GRAHAM LLP**, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Waller County, Texas and described as:

**LOT 5, BLOCK 4, CANE ISLAND, SECTION 8, AN
ADDITION TO WALLER COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN DOCUMENT NO. 1406268
(VOLUME 1436, PAGE 947), PLAT RECORDS,
WALLER COUNTY, TEXAS.**

to secure the payment of that one certain Promissory Note ("Note") dated **April 12, 2023**, in the original principal amount of **\$905,000.00**, executed by **IDA M. ELLIOTT and AKINNIRAN ELLIOTT** and payable to the order of **AMOCO FEDERAL CREDIT UNION** ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under **Waller County Clerk's File No. 2304270**; all in the Official Real Property Public Records of Waller County, Texas; and

The Deed of Trust is in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the Waller County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, **THEA CLARK**, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of **1:00 p.m. and 4:00 p.m.** on the first Tuesday in **September**, being **September 1, 2026**, in the Foyer at the South Entrance of the Waller County Courthouse, located at 836 Austin Street, Hempstead, Texas 77445, or as designated by the County Commissioners Court. Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than **1:00 p.m.** and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of

Beneficiary under the security instrument or other recorded instruments.

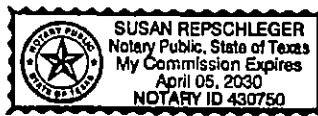
Signed on July 28, 2026.

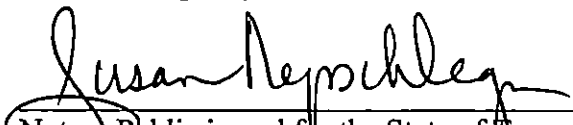
DOYLE LAW FIRM, PLLC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

By: 
THEA CLARK, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 28th day of July, 2026, by
THEA CLARK, Substitute Trustee, and in the capacity therein stated.




Notary Public in and for the State of Texas

FILED AND RECORDED

Instrument Number: 26-093

Filing and Recording Date: 07/29/2026 01:08:20 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,



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: