



NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on January 24, 2022, Affinity Hot Water Technology, Inc. ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$438,750.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded in the Real Property Records of Waller County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Being a tract of land containing 15.366 acres (669,326 square feet), situated in the H. Tillow Survey, Abstract 266, Waller County, Texas, conveyed unto Robert M. Corder and Eleanor Corder by deed recorded under Volume 594, Page 816 of the Deed Records of Waller County, Texas. Said 15.366 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron pipe in the North right-of-way line of Hegar Road (70 00 feet wide) (as occupied) for the Southwest corner of a called 1.648 acre tract as described by deed recorded under Volume 430, Page 721 of the Deed Records of Waller County, Texas, for the most Southerly Southwest corner of the said tract herein described;

THENCE North 00deg 13'33" West, a distance of 2,341.49 feet to a found 1/2-inch iron rod for an interior corner of the said tract herein described;

THENCE North 87deg 12'22" West, a distance of 377.98 feet to a found 1/2-inch iron pipe for the most Westerly Southwest corner of the said tract herein described;

THENCE North 00deg 45'44" West, a distance of 1,778.85 feet to a found 1/2-inch iron pipe for the Northwest corner of the said tract herein described;

THENCE North 89deg 51 '45" East, a distance of 311.22 feet to a found 1/2-inch iron pipe for the most Northerly Northeast corner of the said tract herein described;

THENCE South 00deg 01 '00" East, a distance of 1,129.36 feet to a found 1/2-inch iron pipe for an interior corner of the said tract herein described;

THENCE North 89deg 46'41" East, a distance of 96.49 feet to a found 1/2-inch iron pipe for the most Easterly Northeast corner of the said tract herein described;

THENCE South 00deg 40'33" West, a distance of 602.23 feet to a found 1/2-inch iron rod at an angle point in the East line of the said tract herein described;

THENCE South 46deg 40'52" East, a distance of 42.17 feet to a found 1/2-inch iron rod at an angle point in the East line of the said tract herein described;

THENCE South 00deg 12'49" East, a distance of 2,378.74 feet to a found 1/2-inch iron rod in the North right-of-way line of aid Hegar Road, for the Southeast corner of the said tract herein described;

THENCE South 89deg 12'14" West, with said North right-of-way line, a distance of 30.06 feet to the **POINT OF BEGINNING** and containing 15.366 acres (669,326 square feet), commonly known as 27110 Hegar Road, Hockley, Texas 77447; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Megan Randle, Pete Florez, Ebbie Murphy, Florence Rosas, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

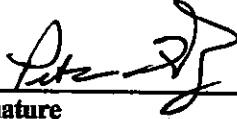
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and New York Mutual, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, August 06, 2024, being the first Tuesday of such month, at the county courthouse of Waller County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Waller County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 1:00 p.m., or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, August 06, 2024.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of July 15, 2024.



Signature
Pete Florez, Substitute Trustee
Printed Name

Matter No. 1969

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED AND RECORDED

Instrument Number: 24-061

Filing and Recording Date: 07/15/2024 04:21:27 PM Pages: 2 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.

Stephanie Tompkins, Deputy

Returned To: