



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**IN THE STATE OF TEXAS                   §**  
   §  
**COUNTY OF WALLER                   §**

WHEREAS, Raul Avla Ramos and Griselda Valdez Miranda (hereinafter collectively called the "Borrower", whether one (1) or more, executed a Deed of Trust dated May 24, 2016 to Vernon R. Young, TRUSTEE, duly recorded under Clerk's File No. 1604086 of the Official Public Records of Real Property of Waller County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called "Deed of Trust"), to secure inter alia, payment of certain indebtedness evidenced by that certain Promissory Note dated May 24, 2016, executed by the Borrower and payable to the order of D&V DEVELOPMENT, L.L.C. (hereinafter called "Lender"), in the original principal sum of FORTY EIGHT THOUSAND THREE HUNDRED FIVE DOLLARS AND 00/100 (\$48,305.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note") to which instruments reference is hereby made for all purposes, and

WHEREAS, after default in the payment of the indebtedness described in the Deed of Trust and pursuant to the specific provision of the Deed of Trust, the Lender appointed me, the undersigned, SANDRA GOMEZ, as substituted Trustee under the Deed of Trust, and requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, SANDRA GOMEZ, Substitute Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Deed of Trust and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 10:00 o'clock a.m. and no later than three (3) hours thereafter, and will be completed no later than 4:00 P.M., on the first Tuesday in June 2017, the same being June 6, 2017, the property set out in and described by the Deed of Trust, and described in "Exhibit A", which is attached hereto and incorporated herein by reference for all purposes, together with all singular those rights, titles and interests, estates reversions and reminders as may be granted by the Deed of Trust.


The above described property is being sold subject to all matters which is prior to the Deed of Trust, which affect this thereto, and which are superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.

THE FORECLOSURE SALE WILL TAKE PLACE ON THE FRONT STEPS OF THE WALLER COUNTY COURTHOUSE, 836 AUSTIN STREET, HEMPSTEAD, TEXAS OR AS

DESIGNATED BY THE COUNTY COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

**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.**

WITNESS my hand on April 27, 2017.

A handwritten signature in black ink, appearing to read 'Sandra Gomez', is written over a horizontal line.

SANDRA GOMEZ  
Substitute Trustee  
c/o GOMEZ LAW, PLLC  
11511 Katy Freeway, Suite 610  
Houston, Texas, 77079

**EXHIBIT "A"**

**LOT TWELVE (12), THIRTEEN (13), FOURTEEN (14) BLOCK ELEVEN (11) OF MONTICELLO ESTATES, A RECORDED SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 170 PAGE 508, DEED RECORDS OF WALLER COUNTY, TEXAS.**

## FILED AND RECORDED

**Instrument Number: 17-051**

Filing and Recording Date: 04/28/2017 01:05:47 PM Pages: 4 Recording Fee: \$6.00

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". The signature is written in a cursive 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.

Stephanie Tompkins, Deputy

Returned To: