



STATE OF TEXAS §

COUNTY OF WALLER §

NOTICE OF FORECLOSURE SALE

November 19, 2019

Warranty Deed with Vendor's Lien, secured Deed of Trust:

Granted: May 17, 2016

Grantor: CARLOS ORTEGA RODRIGUEZ & ALMA INES SOLIS-DIEGO

Trustee: Carlos A. Puerta

Lender: COLBOL ENTERPRISES LLC

Recorded as: Instr. No 1603747 of the Official Public Records of Waller County, Texas

Secures: Promissory Note in the original principal amount of Forty-Five Thousand Dollars (\$45,000.00), executed by CARLOS ORTEGA RODRIGUEZ & ALMA INES SOLIS-DIEGO and payable to the order of COLBOL ENTERPRISES LLC

Property: BEING LOTS ONE HUNDRED AND TWENTY (120) AND ONE HUNDRED AND TWENTY-ONE (121), IN BLOCK SIX (6), OF PRAIRIE HILLS, SECTION 2, A RECORDED SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 152, PAGE 181, DEED RECORDS OF WALLER COUNTY, TEXAS.

Substitute
Trustee: Debra S. Mergel
646 12th Street
Hempstead, TX 77445

Foreclosure Sale:

Date: Tuesday, January 7, 2020

Time: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m., local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. The sale will be completed by no later than 4:00 p.m.

Place: 836 Austin Street, County Courthouse Assembly Room, the area designated by the County Commissioners Court.

Terms 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 COLBOL ENTERPRISES LLC's bid may be by credit against the indebtedness secure 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, COLBOL ENTERPRISES LLC, the owners and holders of the Note, have requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender/Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time and Place described above to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

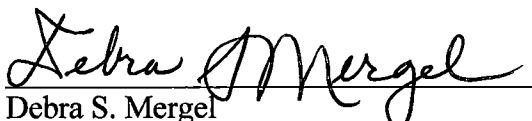
Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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, where is" without any express or implied warranties, except as to the warranties of title (if any) provided for in 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 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender/Beneficiary may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.


Debra S. Mergel

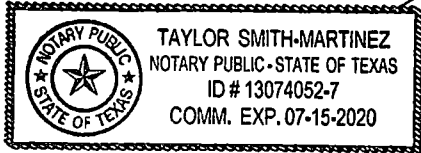
Substitute Trustee

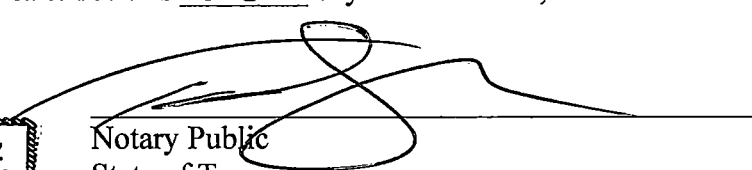
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Before me, TAYLOR SMITH-MARTINEZ, Notary Public in and for the State of Texas, on this day personally appeared Debra S. Mergel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed.

Given under my hand and seal of office this 20th day of November, 2019.




Notary Public
State of Texas

FILED AND RECORDED

Instrument Number: 19-099

Filing and Recording Date: 11/22/2019 11:13:41 AM Pages: 4 Recording Fee: \$5.00

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.

Donna Jackson, Deputy

Returned To: