

24-052

05/13/2024 12:23:20 PM Total Pages: 3 Fee: 4.00  
Debbie Hollan, County Clerk - Waller County, TX



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WALLER County**

**Deed of Trust Dated:** February 25, 2022

**Amount:** \$585,000.00

**Grantor(s):** BSHEK HOLDINGS, LLC and T FIVE, LLC DBA THE THIRSTY PARROT

**Original Mortgagee:** FIRST SERVICE CREDIT UNION

**Current Mortgagee:** FIRST SERVICE CREDIT UNION

**Mortgagee Address:** FIRST SERVICE CREDIT UNION, PO Box 941914, HOUSTON, TX 77094

**Recording Information:** Document No. 2202666

**Legal Description:** PLEASE SEE ATTACHED "EXHIBIT A"

**Date of Sale:** June 4, 2024 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WALLER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AMY OIAN OR KATHLEEN ADKINS, EVAN PRESS, MATTHEW HANSEN, RAMIRO CUEVAS, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, JAMI GRADY, JAMI HUTTON, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, MEGAN L, RANDLE, ROBERT RANDLE, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, DEBBY JURASEK, JENNYFER SAKIEWICZ, PETE FLOREZ, OR EBBIE MURPHY have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 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.

**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.**

Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-000505

Printed Name: \_\_\_\_\_

Megan Randle

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

EXHIBIT "A"

A TRACT OF LAND CONTAINING 2.729 ACRES OUT OF THE JUSTO LIENDO SURVEY, LEAGUE 5 OF WALLER COUNTY, TEXAS, AND BEING A CALLED 118,772.7380 SQUARE FEET AS DESCRIBED IN DEED TO DAN EASTER AS RECORDED UNDER VOLUME 623, PAGE 662 OFFICIAL PUBLIC RECORDS OF WALLER COUNTY (O.P.R.W.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD (FOUND-BENT) IN THE NORTHERLY RIGHT-OF-WAY LINE OF MONAVILLE-WALLER ROAD AND THE SOUTHEAST CORNER OF A CALLED 3 ACRE TRACT AS DESCRIBED IN DEED TO ALANIA AS RECORDED UNDER VOLUME 67, PAGE 267 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.) AND THE SOUTHWEST CORNER OF A CALLED 1.0 ACRE TRACT AS DESCRIBED IN DEED TO MONAVILLE FIRE DEPARTMENT CORPORATION AS RECORDED UNDER VOLUME 423, PAGE 54 O.P.R.W.C.;

THENCE N 02 DEG 17 MIN 31 SEC W, ALONG THE EAST LINE OF SAID 3 ACRE TRACT AND THE WEST LINE OF SAID 1.0 ACRE TRACT A DISTANCE OF 251.95 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND A 1/2 INCH IRON ROD (SET) WITH PLASTIC CAP FOR THE SOUTHERN MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 02 DEG 17 MIN 31 SEC W, ALONG AN INTERIOR LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID 3 ACRE TRACT A DISTANCE OF 90.76 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID 3 ACRE TRACT;

THENCE S 79 DEG 02 MIN 09 SEC W, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH LINE OF SAID 3 ACRE TRACT A DISTANCE OF 336.83 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE WESTERN MOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE AFOREMENTIONED 3 ACRE TRACT AND IN THE EASTERLY RIGHT-OF-WAY LINE OF FM 359 (WIDTH VARIES);

THENCE N 01 DEG 21 MIN 50 SEC W, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FM 359 A DISTANCE OF 281.15 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF A CALLED 6.250 ACRE TRACT AS DESCRIBED IN DEED TO DAN EASTER AS RECORDED UNDER VOLUME 597, PAGE 871 O.P.R.W.C.;

THENCE N 80 DEG 27 MIN 00 SEC E, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID 6.250 ACRE TRACT A DISTANCE OF 407.69 FEET TO A 1/2 INCH IRON ROD (SET) WITH PLASTIC CAP FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND IN THE SOUTH LINE OF SAID 6.250 ACRE TRACT AND BEING A NORTHEASTERLY CORNER OF A REMAINDER OF A CALLED 21 ACRE TRACT AS DESCRIBED IN DEED TO DAN EASTER AS RECORDED UNDER VOLUME 597, PAGE 871 O.P.R.W.C.;

THENCE S 00 DEG 58 MIN 08 SEC E, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID REMAINDER TRACT A DISTANCE OF 304.14 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR ANGLE POINT;

THENCE S 47 DEG 27 MIN 00 SEC E, RUNNING PARALLEL TO A PIPELINE A DISTANCE OF 70.91 FEET TO A 1/2 INCH IRON ROD (SET) FOR THE SOUTHERN MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE NORTH LINE OF SAID 1.0 ACRE TRACT;

# FILED AND RECORDED

**Instrument Number: 24-052**

Filing and Recording Date: 05/13/2024 12:23:20 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". 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.

Jenifer Deutrich, Deputy

Returned To: