



Notice of Trustee's Sale

Date: December 5, 2025
Substitute Trustee: Matthew K. Vahalik
Substitute Trustee's Address: P.O. Box 730
Brookshire, Texas 77423
Mortgagee: Gustavo Lucero
Note: Promissory Note dated April 18, 2025 in the original principal balance of \$145,000.00

Deed of Trust
Date: April 18, 2025
Grantor: Jesus Lopez and Yuri Gracibel Calderon Aguilar
Mortgagee: Gustavo Lucero
Recording information: Deed of Trust given to Ted A. Cox, PC, trustee, recorded under Instrument Number 2504381, Official Public Records of Waller County, Texas.

Property: A 2.200 acre tract of land in the John Irons Survey, Abstract 39, Waller County, Texas as described in the Deed of Trust given to Ted A. Cox, PC, trustee, recorded under Instrument Number 2504381, Official Public Records of Waller County, Texas.

County: Waller County

Date of Sale (first Tuesday of month): January 6, 2026

Time of Sale: 11:00 A.M.

Place of Sale: Waller County, Texas at the following location: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FLORECCOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

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.

Mortgagee has appointed Matthew K. Vahalik as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter.

Matthew K. Vahalik

FILED AND RECORDED

Instrument Number: 25-119

Filing and Recording Date: 12/08/2025 04:20:35 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,



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: