



Notice of Trustee's Sale

Date: March 13, 2026
Substitute Trustee: Matthew K. Vahalik

Substitute Trustee's Address: P.O. Box 730
Brookshire, Texas 77423

Mortgagee: Arnold L. England and Linda S. England
Note: Promissory Note dated January 24, 2018 in the original principal balance of \$125,000.00

Deed of Trust
Date: January 24, 2018
Grantor: Silvestre V. Villanueva and Rosa Y. Alfaro
Mortgagee: Arnold L. England and Linda S. England
Recording information: Deed of Trust given to Malcom S. Morris, trustee, recorded under Instrument Number 1800584, Official Public Records of Waller County, Texas.

Property: Lot Sixty-Two (62), Block Four (4), Lakeside Subdivision, Section One (1), Correction Plat, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 370, Page 474, Deed Records of Waller County, Texas.

County: Waller County

Date of Sale (first Tuesday of month): April 7, 2026

Time of Sale: 11:30 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 FLORECOSURE 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: 26-041

Filing and Recording Date: 03/13/2026 10:23:17 AM 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". The signature is written in a cursive style.

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: