

**NOTICE OF SUBSTITUTE TRUSTEE FORECLOSURE SALE**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Property: 26546 Pin Oak Drive, Hempstead, Texas 77445

**Deed of Trust:**

Dated: October 29, 2024

Grantor/Borrower: ARHEMP SALES I LLC, a Texas limited liability company

Lender: ZeusLending.com

Recorded in: Deed of Trust recorded under Instrument No. 2413495 of the Real Property Records of Waller County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$208,282.00, executed by ARHEMP SALES I LLC and payable to the order of ZeusLending.com

Property 26546 Pin Oak Drive; Hempstead, Texas 77445

The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.

**Substitute Trustee:**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

The undersigned as representative for the mortgage or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Auction.com, LLC and SimpleLawTX (referred to herein as "Substitute Trustee"). Auction.com LLC's principal address is located at One Mauchly; Irvine, CA 92618, and registered at the address in Texas at 211 E. 7th Street, Suite 620; Austin, TX 78701. SimpleLawTX's address is principal address is located at 1120 E. NASA Pkwy. Suite 107B; Houston, TX 77058.

The Substitute Trustees shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

**Grantor:** ARHEMP SALES I LLC, a Texas limited liability company

**Mortgagee:** ZeusLending.com (hereafter "Lender")

**Property Address:** 26546 Pin Oak Drive, Hempstead, Texas 77445

**Property Legal Description:** Lot 239, of DEERWOOD LAKES, SECTION II, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Volume 231, Page 132, Deed Records of Waller County, Texas.

**Note Secured by Deed of Trust:** Dated October 29, 2024 (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: October 29, 2024

Original Principal Amount: \$208,282.00

Maker: ARHEMP SALES I LLC

Lender: ZeusLending.com

**Property:** All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

**Sale Location:** Waller County Courthouse, 836 Austin St., Hempstead, TX 77445, specifically in the foyer at the south entrance, or as designated by the commissioners.

**Sale Date:** May 5, 2026

**Sale Time:** The public auction of the Foreclosure Sale will take place at 10 A.M. or as soon as possible thereafter and within three hours from that time.

**Terms of the Sale:** This public Foreclosure Sale will sell all property “AS IS” at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Trustee to administer the trust provisions.

The above-described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender’s right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold “AS IS” to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

**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.**

A handwritten signature in cursive script that reads "CWorrell". The signature is written in black ink and is positioned above a horizontal line.

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Carey Worrell

## FILED AND RECORDED

Instrument Number: 26-053

Filing and Recording Date: 04/14/2026 03:20:50 PM Pages: 5 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*

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: