

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

IN THE STATE OF TEXAS

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COUNTY OF HARRIS

WHEREAS, Andres Tellez and Ashli Tellez (hereinafter collectively called the "Borrower", whether one (1) or more, executed a Deed of Trust dated April 13th, 2010 to Steve Struebing, TRUSTEE, duly recorded under Clerk's File No. 2010-0155801 of the Official Public Records of Real Property of Harris County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called "Deed of Trust"), to secure interalia, payment of certain indebtedness evidenced by that certain Promissory Note dated April 15th, 2010, executed by the Borrowers and payable to the order of REAL ESTATE GROUP, LLC (hereinafter called "Lender"), in the original principal sum of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED DOLLAS AND 00/100 00/100 (\$112,500.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note") to which instruments reference is hereby made for all purposes, and

WHEREAS, after default in the payment of the indebtedness described in the Deed of Trust and pursuant to the specific provision of the Deed of Trust, the Lender appointed me, the undersigned, SANDRA GOMEZ, as substituted Trustee under the Deed of Trust, and requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, SANDRA GOMEZ, Substitute Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Deed of Trust and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 10:00 o'clock a.m. and no later than three (3) hours thereafter, and will be completed no later than 4:00 P.M., on the first Tuesday in June 2021, the same being June 1st, 2021, the property set out in and described by the Deed of Trust, and described in "Exhibit A", which is attached hereto and incorporated herein by reference for all purposes, together with all singular those rights, titles and interests, estates reversions and reminders as may be granted by the Deed of Trust.

The above described property is being sold subject to all matters which is prior to the Deed of Trust, which affect this thereto, and which are superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.

**THE FORECLOSURE SALE WILL TAKE PLACE AT BAYOU CITY EVENT
CENTER, 9401 KNIGHT ROAD HOUSTON, TEXAS, HARRIS COUNTY.**

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.

WITNESS my hand on April 27TH, 2021.



SANDRA GOMEZ
Substitute Trustee
c/o GOMEZ LAW, PLLC
11511 Katy Freeway, Suite 610
Houston, Texas, 77079