

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Date: February 11, 2025

Substitute Trustees: Mohammad Seraj, John Na

Substitute Trustees' Address: 702 W. Sam Houston Parkway S., Suite 300
Houston, Texas 77042

Borrowers: Jose Morales, Consuela Morales

Borrowers' Address: 20815 Harvest Hill Lane
Houston, Texas 77073

Lender: American Pointe Realty, Ltd (by Transfer of Lien)

Lender's Address: 11319 Piney Point Circle
Houston, Texas 77024

Loan and Recording Information:

Promissory Note dated April 11, 2011, in the original principal amount of One Hundred Fifty-Nine Thousand and no/100 Dollars (\$159,000.00), executed by Borrowers and payable to Lender.

Deed of Trust dated April 11, 2011, and recorded on April 19, 2011, in the Official Public Records of Harris County, Texas, under Document No. 20110155903, executed by Borrowers in favor of Lender.

Warranty Deed with Vendor's Lien dated April 11, 2011, and recorded on April 19, 2011, in the Official Public Records of Harris County, Texas, under Document No. 20110155901.

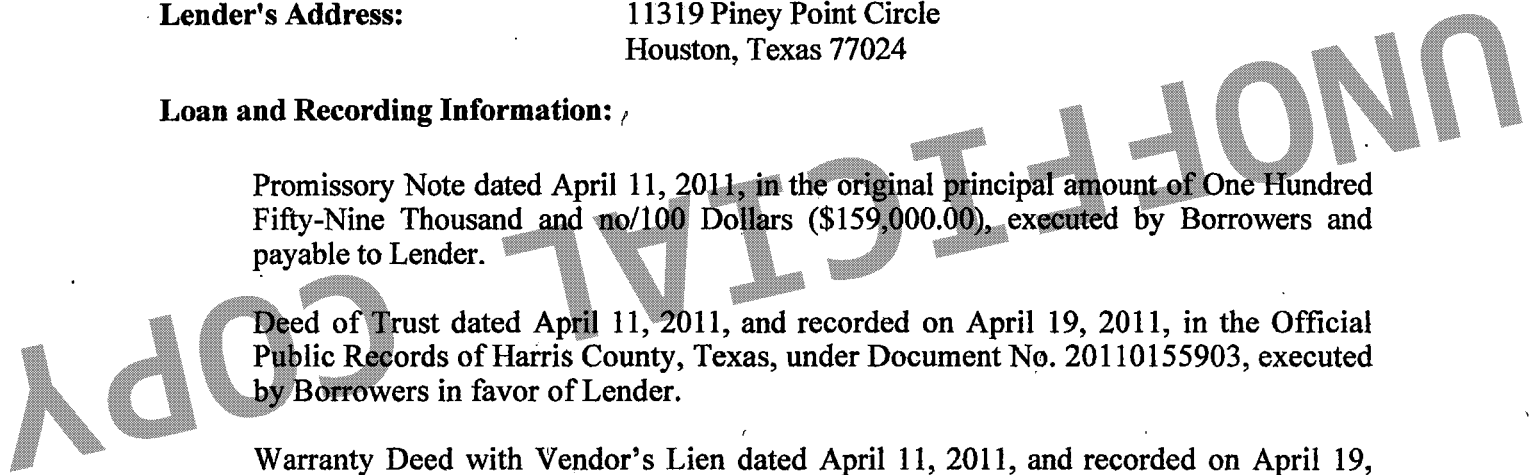
Transfer of Lien dated April 4, 2022, and recorded on April 5, 2022, in the Official Public Records of Harris County, Texas, under Document No. RP-2022-179593.

Property:

Lot Two Hundred Six (206), in Block Seven (7), of Woodcreek, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 281, Page 142, of the Map Records of Harris County, Texas.

County: Harris

Date of Sale (first Tuesday of month): March 4, 2025



Time of Sale:

10:00 a.m. or within 3 hours thereafter.

Place of Sale:

Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045, or in the area designated by the Harris County Commissioner's Court, pursuant to Chapter 51 of the Texas Property Code.

Lender has appointed Mohammad Seraj and John Na as Substitute Trustees under the Deed of Trust and Promissory Note, who may act concurrently or separately according to the discretion and instruction of the Lender. Lender has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the loan herein described.

Notice is given that on the Date of Sale, a Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AND AUTHORIZED AGENT FOR LENDER.

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.

Matthew Storey

Matthew Storey, attorney for Lender
Storey Law PLLC
1425 N Durham Rd
Houston, Texas 77008.
713-791-4700