

**NOTICE OF FORECLOSURE SALE**

STATE OF TEXAS §

COUNTY OF HARRIS §

Notice is hereby given of a public non-judicial foreclosure sale.

**1. Property To Be Sold.** The property to be sold is described as follows:

LOT NINE (9), IN BLOCK THIRTY SEVEN (37), OF PARK PLACE SECOND SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 52 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Also known as 3520 Broadway Street, Houston, TX 77017.

**2. Date, Time, and Place of Sale.** The sale is scheduled to held at the following date, time, and place:

Date: March 4, 2025

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: BAYOU CITY EVENT CENTER, 9401 KNIGHT RD., HOUSTON, HARRIS COUNTY, TEXAS, IN THE LARGE BALLROOM IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER or as designated by the County Commissioners.

The Deed of Trust permits the Beneficiary or Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall

be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS," subject to the provisions of the deed of trust permitting the Beneficiary or Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Shelia Natividad Hernandez.
5. **Obligations Secured.** The Deed of Trust is dated March 31, 2023, and was recorded on April 14, 2023, in the office of the County Clerk of Harris County, Texas, under File No. RP-2023-131564, Official Public Records of Harris County, Texas. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including, but not limited to, the promissory note in the original principal amount of \$400,000.00 executed by La Monarca Investment Plus Management Group, LLC and payable to the order of The Garza Family Limited Partnership.

Original Holder of Note and Beneficiary of Deed of Trust: The Garza Family Limited Partnership

Current Holder of Note and Beneficiary of Deed of Trust: The Garza Family Limited Partnership, whose address is 5502 Lawndale St., Houston, Texas 77023 and Tim and Cynthia Stovall, whose address is 406 N. Thompson, Ste. 201, Conroe, TX 77301.

6. **Default and Request To Act.** Default has occurred under the Deed of Trust, and The Garza Family Limited Partnership and Tim and Cynthia Stovall have requested Kelly

Conklin, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale. The Garza Family Limited Partnership has instructed the Substitute Trustee to offer the property for sale in satisfaction of the Obligations.

- 7. **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.**
  
- 8. **Substitute Trustee:**  
Kelly Conklin  
Conklin Sternfels Petty, PLLC

Dated: February 10, 2025.

*/s/ Kelly Conklin*  
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Kelly Conklin  
Substitute Trustee  
c/o Conklin Sternfels Petty, PLLC  
901 Heights Blvd.  
Houston, Texas 77008  
(713) 997-2405

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