



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**IN THE STATE OF TEXAS**

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**COUNTY OF WALLER**

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WHEREAS, The 2525 Brothers, L.P. d/b/a Venture Homes, a Texas limited liability company (hereinafter collectively called the "Borrower", whether one (1) or more, executed a Deed of Trust dated September 19 ,2014 to Carmen Venegas and Gerardo Ruiz Torres, TRUSTEE, duly recorded under Clerk's File No. 1205138 of the Official Public Records of Real Property of Waller 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 September 19, 2012, executed by the Borrower and payable to the order of 2525 Brothers, L.P. d/b/a Venture Homes (hereinafter called "Lender"), in the original principal sum of TWELVE THOUSAND FIVE HUNDRED FIFTY No./00 DOLLARS (\$12,550.00) (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 April 2015, the same being April 7, 2015, 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.

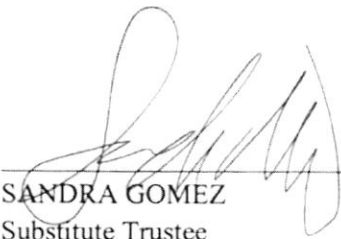
The above described property is being sold subject to all matters which is prior to the Deed of Trust, which affect this thereto, and which are superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition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

AT THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE, LOCATED AT 836 AUSTIN, ST. HEMPSTEAD, TEXAS IN WALLER COUNTY TEXAS, OR, IF THE

PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE WALLER COUNTY COMMISSIONER'S COURT.

**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 TIDS NOTICE IMMEDIATELY.**

WITNESS my hand on February 24, 2015.



SANDRA GOMEZ  
Substitute Trustee  
c/o GOMEZ LAW, PLLC  
13831 Northwest Freeway, Suite 400  
Houston, Texas, 77040

**EXHIBIT "A"**

**Lot TWO (2), in Block SEVEN (7), of Beverly Hills, a subdivision in Waller County, Texas  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AS LEGAL  
DESCRIPTION: S394000 OF THE MAP OF RECORD OF WALLER COUNTY, TEXAS.**

Appointment of substitute Trustee

RE: Deed of trust recorded September 19, 2012, in Waller, County Clerk of the real property records of Waller County, Texas

Grantor: Carmen Venegas & Gerardo Ruiz Torres

Property Address: LOT THIRTEEN (12), in Block Seven (7), of BEVERLY HILLS, a subdivision in Waller County, Texas.

Legal Description: Recorded as S394000 of the Map of Records of Waller County, Texas.

Sandra Gomez appointed as substitute Trustee to exercise power of sale under deed of trust:

Name: Sandra Gomez

Appointee's Address: 13831 Northwest Freeway, Suite 400, Houston, Texas 77040

The substitute trustee is appointed as of February 13, 2015 pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

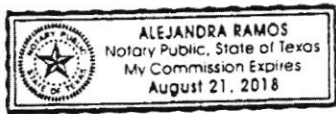
The 2525 Brothers, LP., d/b/a Venture Homes

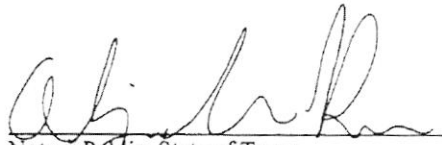
BY: *DLB*

STATE OF TEXAS                    )  
COUNTY OF WALLER                )

Before me, the undersigned notary public, on this day personally appeared David Scheffler, who is an authorized representative of The 2525 Brothers, LP., d/b/a Venture Homes, a corporation, on behalf of said corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13 day of feb, 2015.



  
Notary Public, State of Texas

**FILED AND RECORDED**

**Instrument Number: 1501009**

Filing and Recording Date: 02/17/2015 09:46:27 AM Pages: 3 Recording Fee: \$20.00

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:  
VENTURE HOMES  
5325 KATY FREEWAY SUITE 1  
HOUSTON, TX 77077