



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

IN THE STATE OF TEXAS

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COUNTY OF WALLER

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WHEREAS, Ruben Melendez Jr. and Ruben Melendez-Ruiz (hereinafter collectively called the "Borrower", whether one (1) or more, executed a Deed of Trust dated July 1, 2013 to and Paul T. Bowers, TRUSTEE, duly recorded under Clerk's File No. 1403106 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 July 1st, 2013, executed by the Borrower and payable to the order of ALBANS VENTURE, L.L.C. (hereinafter called "Lender"), in the original principal sum of THIRTY EIGHT THOUSAND SIX HUNDRED FIFTY FIVE and No./00 (\$38,655.00) (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 August 2015, the same being August 4, 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.

THE FORECLOSURE SALE WILL TAKE PLACE ON THE FRONT STEPS OF THE WALLER COUNTY COURTHOUSE, 836 AUSTIN STREET, HEMPSTEAD, TEXAS OR AS

DESIGNATED BY THE COUNTY COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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 July 10, 2015.

A handwritten signature in black ink, appearing to read 'Sandra Gomez', written over a horizontal line.

SANDRA GOMEZ

Substitute Trustee

c/o GOMEZ LAW, PLLC

13831 Northwest Freeway, Suite 400

Houston, Texas, 77040

EXHIBIT "A"

**LOT NINETY TWO (92), IN BLOCK FOUR (4), OF PRAIRIE ACRES, A SUBDIVISION
IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 146, PAGE 193, DEED RECORDS OF WALLER COUNTY,
TEXAS.**

FILED AND RECORDED

Instrument Number: 15-053

Filing and Recording Date: 07/10/2015 03:58:45 PM Pages: 4 Recording Fee: \$3.00

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.

Jennifer Deutrich, Deputy

Returned To: