FILED 9/15/2026 2:09:23 PM FRCL-2026-6868 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE OR TRUSTEE'S SALE

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HARRIS §

Notice is hereby given that, whereas, on **June 6, 2025**, **JUPITER RIVERA AND IZIAM MARADIAGA**, as Buyer(s), in connection with a sale by **MENORAH LLC**, as Seller, executed a Deed of Trust, hereafter referred to as the "Deed," for the benefit of MENORAH LLC, covering the real property situated in Harris County, Texas, and described below.

And more particularly described as:

LOT 123, BLOCK 59, HARLEM, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS.

The foregoing property is the property covered by the Note secured by the Deed of Trust of the same date, executed by **JUPITER RIVERA AND IZIAM MARADIAGA**, together with the liens and security interests securing payment thereof.

WHEREAS, MENORAH LLC, the holder of said indebtedness, has appointed **HECTOR PALACIOS** as Trustee and has requested that the Trustee enforce the Deed of Trust and exercise the power of sale provided therein.

NOW THEREFORE, HECTOR PALACIOS, the duly appointed Trustee, hereby gives notice that, after giving all notices required by the Deed of Trust and applicable Texas law, including Texas Property Code § 51.002, the Trustee will sell the above-described property at public auction to the highest bidder for cash at the **Bayou City Event Center**, **9401 Knight Road, Houston, Texas 77045**, in Harris County, Texas, on **Tuesday, November 3, 2026**. The earliest time at which the sale will begin is **1:00 p.m.** The sale will begin at 1:00 p.m. or not later than three (3) hours after that time, and in all events within the time permitted by applicable Texas law.

Executed and to be effective on this day being the 14th day of September, 2026, 2026.

Hector Palacios

HECTOR PALACIOS, Trustee
5310 Irvington Blvd. #A
Houston, Texas 77009

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ACKNOWLEDGMENT AND VERIFICATION

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for said county and State, on this day personally appeared **HECTOR PALACIOS, Trustee**, known to me or proved to me through satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th **day of** September, **2026.**

NOTARY PUBLIC - STATE OF TEXAS

KALIN CHAVARRIA
Notary Public, State of Texas
Comm. Expires 01-19-2029
Notary ID 132876510

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