FILED 9/23/2026 10:51:07 AM FRCL-2026-7012 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

September 22, 2026

Deed of Trust ("Deed of Trust")

Dated	February 25, 2025
Grantor	ALI-GALLEGOS ENTERPRISES INC
Trustee	Sowell, Alvares & Walls, PLLC
Lender	QUICK LENDING, LLC
Property	Lot 2, in Block 2, of KELLIWOOD IN NOTHINGHAM COUNTRY, SECTION ONE (1), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 311, Page 15 of the Map Records of Harris County, Texas
Address	1406 S Fry Rd, Katy, TX, 77450
Recorded	March 04, 2025, file number RP-2025-75430in the Official Public Records of Harris County, Texas
Secures	Promissory Note ("Note") in the original principal amount of SIX HUNDRED SEVENTY EIGHT THOUSAND FORTY FIVE AND 00/100 DOLLARS (US $678,045 00), executed by ALI-GALLEGOS ENTERPRISES INC and payable to the order of Lender
Guaranty	The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated February 25, 2025 and executed by Dora Ali

Substitute Trustee Steve Leva, Sandy Dasigenis, Jeff Leva

Substitute Trustee's Address 10406 Rockley, Houston, Texas 77099

Foreclosure Sale

Date	Tuesday, November 03, 2026
Time	The sale of the Property will be held between the hours of 10am-1pm local time

Place At the Magnolia South Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Term of Sale The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

UNOFFICIAL COPY

FILED 9/23/2026 10:51:07 AM FRCL-2026-7012 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust Because of that default, , the owner and holder of the Note, has requested Substitute Trustee to sell the Property

The Deed of Trust may encumber both real and personal property Formal notice is hereby given of 's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with 's rights and remedies under the Deed of Trust and section 9 604(a) of the Texas Business and Commerce Code

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law

If passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code

The Foreclosure 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 Foreclosure 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 For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any

Pursuant to section 51 009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee

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.

THIS INSTRUMENT NOTES THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

UNOFFICIAL COPY

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III
14002 Pinerock Lane
Houston, TX 77079
(281) 435-7359
joe@peterkalaw com
Attorney for

FILED 9/23/2026 10:51:07 AM FRCL-2026-7012 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY