

3
TR Sale
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RP-2026-410861
10/09/2026 RP2 \$33.00

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.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS 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 MORTGAGE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Ray L. Shackelford as Substitute Trustee to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

WHEREAS, default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

Notice is hereby given that on Tuesday, the 3rd day of November, 2026; the named substitute trustee will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock a.m., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Harris County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the Bayou City Event Center Pavillion, 9401 Knight Road, Houston, TX 77045.

Date of Deed of Trust: September 15, 2021

Maker: ANDRE DURUEWURU

Original Trustee named in Deed of Trust: Milby Hart, P.C.

lee

Substitute Trustee appointed per the Deed of Trust; Ray L. Shackelford, Shackelford & Associates, LLC

Original amount of Secured Indebtedness: \$120,000.00

Original Beneficiary named in Deed of Trust: Dong Thi Dinh

Property described in Deed of Trust:

The South 34 feet by 100 feet of Lot 4 and the North ½ of Lot 3, in Block 409 of S.S.B.B., an Unrecorded subdivision in the City of Houston, Harris County, Texas, more commonly known as 2010 EMANCIPATION AVE. HOUSTON, TX 77003

Said Deed of Trust is recorded under Document No. 200637096 in the Deed of Trust Records of Harris County, Texas.

EXECUTED this 9th day of October 2026


RAY L. SHACKELFORD

SBN: 18071500

1406 Southmore Blvd.

Houston, Texas 77004

(713) 520-8484-Office

(713) 520-8192 - Facsimile

rshackctic@yahoo.com

ACKNOWLEDGMENT

STATE OF TEXAS

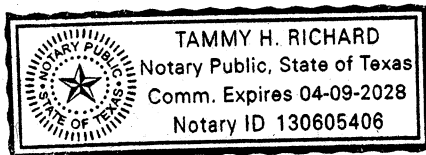
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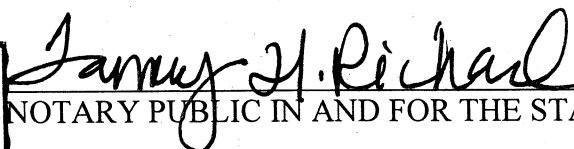
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COUNTY OF HARRIS

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This instrument was acknowledged before me on the 9th day of October 2026, by Ray L. Shackelford, known to me personally or by driver's license, in the capacity therein stated.




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AFTER RECORDING RETURN TO: //

Ray L. Shackelford
Shackelford & Associates, LLC
1406 Southmore Blvd.
Houston, TX 77004

PREPARED IN THE LAW OF:

Shackelford & Associates, LLC
1406 Southmore Blvd.
Houston, TX 77004

UNOFFICIAL COPY

FILED FOR RECORD

12:01:12 PM

Friday, October 9, 2026

Teneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, October 9, 2026

Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

