

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
HARRIS COUNTY

KKLm
15th
Oct 2026
Prohib
Fel
10/9/26
10m

1, **DATE:** OCTOBER 9, 2026

2. **OBLIGOR:** FORTUNE L. AJEBON and LAURA O. AJEBON 13912
BARROW CLIFF LANE CYPRESS, TEXAS 77429

3. **MORTGAGEE:** BRUCE KREBS 1102 MAGNOLIA LN KINGWOOD,
TEXAS 77339

4. **MORTGAGOR:** FORTUNE L. AJEBON and LAURA O. AJEBON 13912
BARROW CLIFF LANE CYPRESS, TEXAS 77429

5. **SUBSTITUTE TRUSTEES:** WILLIAM C. BOYD, S. SCOTT BOYD, and
ANGELA SALINAS-TAYLOR 2101 Louisiana, Houston, Texas
77002.Ph 713 222-0351 Email wboyd@pattersonboyd.com

6. **OBLIGATION:** Note dated 03/31/2025 in the amount of \$506,000.00
executed by Mortgagor payable to Mortgagee.

7. **DEFAULT:** Failure to make payments for April 1, 2026 through
August 1, 2026, in the amounts of \$4,818.76 each plus late fees of \$722.00
for late payments January 1, 2026 through October 1, 2026 or at the maximum
amount permitted by law whichever is lesser.

The total amount to pay off the loan, as of October 31, 2026, is :

Principal Balance as of 4-1-2026	\$503,722.32
Interest Due thru 10/31/2026	\$36,917.09
Late Charge Fees 10 @ \$722.	\$7,222.00
Insurance advanced by Lender	\$4,751.64
Attorney Fees: William Boyd	\$10,500.00
James Hill	\$1,800.00
<u>Total Due:</u>	\$564,953.05

Per diem Interest after 10-31-2026 \$148.64

AD VALOREM TAXES OF \$16,761.17 ARE OWED

8. **LIEN DESCRIPTION:** Deed of Trust recorded under Harris County Clerk's File No.RP-2025-123385

9. **PROPERTY DESCRIPTION:** Lot 6, Block 1, ALDEN WOODS, SEC. 1, a Subdivision of 36.558 acres of land situated in the John Callahan League, Abstract No. 10, Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 671049, of the Map Records of Harris County, Texas

10. **DATE OF SALE:** November 3, 2026

11. **TIME OF SALE:** Between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. Notwithstanding, the earliest time that the sale will be conducted will be 12:00 o'clock noon and the latest time will be 3:00 o'clock p.m.

12. **PLACE OF SALE:** At the area designated by the Commissioner's Court which is the area known as the Bayou City Event Center (BCEC) 9401 Knight Rd. Houston Texas 77045

13. **PURPOSE OF SALE:** Mortgagor has defaulted on the obligation and Mortgagee has requested that the Substitute Trustee carry out the terms and conditions of the Deed of Trust.

14. **INQUIRES:** Substitute Trustee: - William C. Boyd (713) 222-0351 Email wboyd@pattersonboyd.com

15. **CONDITIONS OF SALE:**

ALL PROPERTY WILL BE SOLD AS IS WHERE AS AND SUBJECT TO ALL LIENS AND ENCUMBRANCES, IF ANY. ALL WARRANTIES OF ANY KIND ARE DISCLAIMED. PURCHASERS, BY PURCHASE AND TO INDUCE THE SALE, WAIVE RELIANCE UPON ALL REPRESENTATIONS AND/OR FAILURE TO DISCLOSE MATERIAL FACTS INCLUDING THOSE FOR PURPOSES OF INDUCING THE PURCHASE.

16 NOTICE TO SERVICEMEN AND SERVICE WOMEN-

YOU MAY HAVE CERTAIN RIGHTS AS SERVICE PERSONS
UNDER STATE AND FEDERAL LAW. IF YOU ARE AN ACTIVE
SERVICE PERSON YOU SHOULD ASSERT AND PROTECT THOSE
RIGHTS AND SEND WRITTEN NOTICE OF YOUR ACTIVE SERVICE
TO THE TRUSTEE OR TO THE MORTGAGOR.

WE ARE ATTEMPTING TO COLLECT A DEBT FOR THE NAMED
MORTGAGEE

/S/ WILLIAM C BOYD
WILLIAM C. BOYD, Substitute Trustee