

NOTICE OF SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY AND ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

1. Date, Time, and Place of Sale.

Date: November 3, 2026
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: Bayou City Event Center 9401 Knight Road, Houston, Texas 77045 (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

- 2. Terms of Sale.** The Substitute Trustee will sell the Property at the public venue to the highest bidder. Payment must be made by Cashier's check, certified check, or cash.
- 3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust executed and delivered by Thomas Chester King as Grantor(s)/Borrower and Kelli Duran and Marcelo Duran, (Grantees/Lenders) executed on February 22, 2024, recorded on February 28, 2024 as document no. RP-2024-67908 in the real property records of Harris County, Texas.
- 4. Obligations Secured.** Deed of Trust executed by Thomas Chester King, securing the payment of the indebtedness in the original principal amount of \$900,000.00 and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Kelli Duran and Marcelo Duran, Husband and Wife are the current mortgagee of the Note and Deed of Trust, according to the real property records recorded document no. RP-2024-67908.

5. Property to Be Sold. Legal Description (the "Property"):

First Property commonly known as 4606 Katy Hockley Cutoff Rd,
Katy, Texas 77493

**A 1.555 ACRE TRACT OF LAND OUT OF A CALLED 2.351
ACRE TRACT LOCATED IN THE H.&T.C. RAILROAD
COMPANY SURVEY, SECTION 61, BLOCK 2, ABSTRACT
450, HARRIS COUNTY, TEXAS.**

Second Property commonly known as 4654 Katy Hockley Cutoff Rd,
Katy, Texas 77493

**BEING A 1.2642 ACRE TRACT OUT OF A 1.539 ACRE
TRACT OF LAND OUT OF THE SOUTHWEST ¼ OF
SECTION 61 OF THE H&T.C. RAILROAD COMPANY
SURVEY, BLOCK 2, ABSTRACT 450, HARRIS COUNTY,
TEXAS.**

**EASEMENT APPUTENANT AND RIGHT OF WAS ('THE
RIGHTS OF WAY') FOR THE PURPOSE OF INGRESS AND
EGRESS UPON AND ACROSS THE NORTH FIFTEEN FEET
(15') OF THAT CERTAIN REAL ESTATE, MORE
COMMONLY KNOWN AS 4650 KATY HOCKLY CUTOFF
ROAD, KATY, HARRIS COUNTY, TEXAS, AWARDED AS
JUDGMENT IN CAUSE NO. 91-04041 FILED IN THE 55TH
JUDICIAL DISTRICT COURT OF HARRIS COUNTY, TEXAS,
AND MORE PARTICULARLY DESCRIBED IN THAT
JUDGMENT RECORDED UNDER VOLUME 6602, PAGE 139
OF THE MINUTES OF THAT COURT.**

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 MORTGAGEE OR MORTGAGE SERVICER.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES
OF THE UNITED STATES. IF YOU 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 SEND OF THIS NOTICE IMMEDIATELY.**

WHEREAS, the undersigned as attorney for the mortgagee or mortgage servicer does hereby
remove the original trustee and all successor substitute trustee and appoints Angela Walter,
Damian Abreo, Michael Bertolatus, Kwanasia Charles, and Antoine Williams whose address is
9801 Westheimer Rd., Suite 300, Houston, Texas 77042 as Substitute Trustees ("Substitute
Trustees") who shall hereafter exercise all powers and duties set aside to the said original trustee
under the said Deed of Trust; and further does hereby request, authorize, and instruct said
Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary
therein.

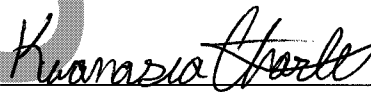
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Kelli Duran and Marcelo Duran, Husband and Wife, the legal holder of such indebtedness and the liens securing same has requested Substitute Trustee to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

The Deed of Trust may encumber both real and personal property, Formal notice is hereby given of Kelli Duran and Marcelo Duran's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with Kelli Duran and Marcelo Duran's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, except to the extent that the Substitute Trustee may bind and obligate Borrowers to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS", "WHERE IS" condition, without any expressed or implied warranties. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclosure of its lien.

WITNESS, my hand this 13 day of October, 2026.



By Substitute Trustee: Kwanasia Charles, Angela
Walter, Damian Abreo, Michael Bertolatus, Antoine
Williams

RETURN TO:

**Texas Real Estate &
Business Law Firm PLLC**
9081 Westheimer Rd., Suite 300,
Houston, Texas 77042