

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2026-7659
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NOTICE OF FORECLOSURE SALE

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.

Date: October 13, 2026

Deed of Trust ("Deed of Trust"):

Date: May 19, 2026

Grantor: Minh Giang and Quoc Tran

Trustee: Andrea La

Beneficiary: Thuy Pham

Recorded As: Doc. No. RP-2026-201635 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde, Gerald Gonzales, Salvador Vasquez, Ashley-Yvonne Hyde, Cathy Davis

Promissory Note ("Note"):

Date: May 19, 2026

Borrower: Minh Giang and Quoc Tran

Lender: Xuan Thi Ngo

Original Principal Amount: \$40,000.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

Lot 70, Block 1, MARCELLO LAKES, SECTION 1, an addition in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 680324 of the Map and/or Plat Records of Harris County, Texas. Said property commonly known as 3914 Cantone Grotto Court, Katy, Texas 77493

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, November 3, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Harris County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

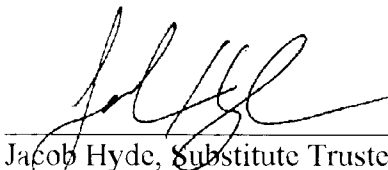
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED October 13, 2026



Jacob Hyde, Substitute Trustee
Texas Bar No. 24074464
Salvador Vasquez, Substitute Trustee
100 E. Whitestone Blvd., Ste. 148-299
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