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FILED 10/13/2026 04:19:32 PM FRCL-2026-7750 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

DATE: October 13, 2026

DEED OF TRUST
DATE: APRIL 27, 2020
GRANTOR: YSMAEL CORVERA and ANDREA MITCHELL
BENEFICIARY: JOSE L. VALDEZ, JR.
TRUSTEE: DENNIS J. ALBRIGHT
TRANSFEREE: SILVER GROUP, LLC

RECORDING INFORMATION:
- DEED OF TRUST recorded in the Office of the County Clerk under Clerk's File No. RP-2020-177000 in the Real Property Records of Harris County, Texas; and
- TRANSFER recorded in the Office of the County Clerk under Clerk's File No. RP-2021-423932 in the Real Property Records of Harris County, Texas

PROPERTY:
Lot Five (5) in Block Ninety-Six (96) of **WOODFOREST, SECTION TWENTY-FIVE (25)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 295, Page 12 of the Map Records of Harris County, Texas.

DATE AND TIME OF FORECLOSURE SALE: (first Tuesday of month, except when the first Tuesday is January 1 or July 4, then the first Wednesday of January or of July) between the hours of 1:00 p.m. and 4:00 p.m.): **NOVEMBER 3, 2026**

PLACE OF FORECLOSURE SALE (including county) At the Bayou City Event Center, at 9401 Knight Rd., Houston, Harris County, Texas 77045, as designated by the Commissioners Court of Harris County, Texas, in document filed under Clerk's File No. 20150492828 in the Real Property Records of Harris County, Texas.

TERMS OF FORECLOSURE 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 Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

If Beneficiary 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. 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, 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 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.

Dennis J. Albright

Dennis J. Albright - Trustee
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