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RP-2026-438712
10/30/2026 RP2 $29.00

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF SUBSTITUTE TRUSTEE'S 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 BENEFICIARY OR MORTGAGE SERVICER.

1. **Property to Be Sold:**
The property to be sold is a condominium unit described as follows:

Condominium Unit 118, in Building "A", of SUMMERSET LANDING CONDOMINIUMS, PHASE FOUR, a Condominium Project in Harris County Texas, together with the limited common elements and an undivided interest in and to the general common elements as same are defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto recorded in/under Volume 73, Page 65, annexed in Volume 74, Page 1, Volume 73, Page 3, Volume 83, Page 12 and Volume 83, Page 15 of the Condominium Records of Harris County, Texas.
More commonly known as: 6161 Reims Road, Unit 118, Houston, TX 77036.

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2. Security Instrument:

Deed of Trust dated September 6, 2024, executed by TONY KENT HENDRY ("Grantor"), to CHI MAO ("Original Trustee"), for the benefit of VINNY MAO ("Beneficiary"), and recorded under Clerk's File No. 2024-329308 in the Official Public Records of Real Property of Harris County, Texas.

3. Appointment of Substitute Trustee:
In accordance with Texas Property Code Section 51.0076 and the terms of the Security Instrument, Beneficiary hereby removes any and all previously named trustees and formally appoints **FREDRICK LEE MORRIS** whose address is 11027 Kitty Brook Drive, Houston, Texas, 77071, as Substitute Trustee to act under and by virtue of said Security Instrument.

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4. Obligation Secured:
The Security Instrument secures the payment of a Promissory Note dated September 6, 2024, in the original principal amount of FIFTY-THREE THOUSAND AND NO/100 DOLLARS ($53,000), executed by Grantor and payable to Beneficiary. Beneficiary is the current legal owner and holder of the Note and Security Instrument. Default has occurred under the terms of the Note and Security Instrument, the maturity of the Note has been fully accelerated, and the entire remaining balance is due and payable.

RETURN TO = VINNY MAO
6304 MEREDITH DR VV
BELLAIRE, TX 77401

UNOFFICIAL COPY

FILED 10/30/2026 11:34:40 AM FRCL-2026-8191 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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5. Date, Time, and Place of Sale:

- **Date of Sale:** Tuesday, **December 1, 2026**.
- **Time of Sale:** The sale will begin at **10:00 AM** or not later than three (3) hours after that time (no later than 1:00 PM).
- **Place of Sale:** The officially designated location for non-judicial foreclosure sales in Harris County, Texas, currently the **Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045**, or at such other location as designated by the Harris County Commissioners' Court.

6. Terms of Sale:
The sale will be conducted as a public auction to the highest bidder for cash or certified funds. The property will be sold **"AS IS"** and **"WHERE IS"**, without any express or implied warranties, except as to the warranties of title provided for under the Deed of Trust.

7. Active Duty Military Notice:
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 United States Military or active 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.

EXECUTED this 26 day of Sept., 2026.

By: Vinny Mao
Beneficiary / Lender

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STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 26th day of September, 2026, by Vinny Mao.

Notary Public, State of Texas

NATALIA E ZERTUCHE
Notary ID #134429377
My Commission Expires
June 28, 2027

NOT OFFICIAL

FILED FOR RECORD

11:00:46 AM

Friday, October 30, 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 30, 2026

Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

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