




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2025-0011 RECORDED DATE: 02/07/2025 12:55:11 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 948344 - 1 Doc(s) Document Page Count: 3 Operator Id: Jreyna
RETURN TO: () ARTISTIC REMODELING LLC 259 ROCKHILL DR SAN ANTONIO, TX 78209	SUBMITTED BY: ARTISTIC REMODELING LLC 259 ROCKHILL DR SAN ANTONIO, TX 78209
<p>DOCUMENT # : FC-2025-0011 RECORDED DATE: 02/07/2025 12:55:11 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.</p> <div style="display: flex; align-items: center;">  <div>  Jennifer Palermo Hockley County Clerk </div> </div>	

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Notice of Foreclosure Sale and Substitute Trustee

POSTED ON OR BEFORE February 11th, 2025

Deed of Trust
Basic Information

Date: October 1st, 2024

Grantor: **STAR BRIGHTASSETS INC**

Grantor's Mailing Address: 4830 Canuga st, Apt K., Montclair, 91763

Trustee: **RAYMOND KARAM**

Trustee's Mailing Address: 110 SPRUCEWOOD, SAN ANTONIO, TEXAS 78216

Lender: **Real Estate Union LLC**

Lender's Mailing Address: 259 Rockhill Dr., San Antonio, Texas, 78209

Property: 1405 W Washington, Levelland 79336, Hockley County

Property: Lots Twenty-three (23) and Twenty-four (24), Block Two Hundred Nine (209), Eighth Addition to the City of Levelland, Hockley County, Texas, as shown by Plat recorded in Cabinet A, Slide 98 of the Plat Records of Hockley County, Texas,

Secures: PROMISSORY NOTE ("Note") in the original principal amount of \$35,000, executed by STAR BRIGHT ASSETS INC, a Texas Non-Profit ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, MARCH 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: HOCKLEY COUNTY COURTHOUSE IN LEVELLAND, TEXAS, AT THE FOLLOWING LOCATION:

IN THE AREA OF SUCH COURTHOUSE DESIGNATED BY THE HOCKLEY COUNTY COMMEISSIONERSS' COURT AS THE AREA WHERE FORECLOSURE SALES SHALL TAKE

PLACE, OR, IF NO SUCH AREA HAS BEEN DESIGNATED,
THEN ON THE PORCH AT THE STREET ENTRANCE.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property Real Estate Union LLC'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 and in the performance of the obligations of the Deed of Trust. Because of that default Real Estate Union LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Real Estate Union LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Real Estate Union LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If Real Estate Union LLC 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 by LENDER. 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, Substitute 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 Substitute 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.

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.

**ROSE KARAM, ELIAS KARAM, RAYMOND KARAM, Carnohan Law Office,
Christopher Carnohan**

A handwritten signature in cursive script, appearing to read "Rose Karam", written over a horizontal line.

ROSE KARAM, SUBSTITUTE TRUSTEE
C/O 259 ROCKHILL DR.
San Antonio, Texas 78209
Telephone (210) 232-5148
Telecopier (210) 828-1247