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Accepted for Filing in:

San Jacinto County

On: Sep 29, 2022 at 11:26A

By Amber Whited

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**SAN JACINTO County**

**Deed of Trust Dated:** September 22, 2004

**Amount:** \$34,092.00

**Grantor(s):** PAMELA MIZE and STEVEN MIZE

**Original Mortgagee:** NATIONAL CITY MORTGAGE CO

**Current Mortgagee:** PNC BANK, NATIONAL ASSOCIATION

**Mortgagee Address:** PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

**Recording Information:** Document No. 20047197 and re-recorded 10.08.2008 under Document No. 20086291

**Legal Description:** BEING LOT TWENTY FOUR(24), BLOCK SIX (6), OF TRAILS END SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 297, PAGE 125, AND RATIFIED BY INSTRUMENTS RECORDED IN VOLUME 314, PAGE 680 AND PAGE 686, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

**Date of Sale:** December 6, 2022 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the SAN JACINTO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AMY OIAN OR REID RUJPLE, KATHLEEN ADKINS, EVAN PRESS, KAREN LILLEY, REBECCA HAMMOND, TOMMY JACKSON, RON HARMON, KEATA SMITH, TIFFANY BEGGS, CARY CORENBLUM, KRISTOPHER HOLUB, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, JOSHUA SANDERS, STEPHANIE HERNANDEZ, JULIAN PERRINE OR CAROLYN CICCIO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015, Texas Property Code. 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.

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.

  
Anthony A. Hugges, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-001559



Printed Name: Tommy Jackson

c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

## NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: FIELDNOTES TO 4.655 ACRES OF LAND AS SITUATED IN THE CHRISTIAN SMITH SURVEY, A-50, SAN JACINTO COUNTY, TEXAS, AND BEING THE SAME AS THOSE CERTAIN CALLED 3.66 AND 1.0 ACRE TRACTS AS CONVEYED BY BARBARA COULTER TO KIMBERLY K. COOKE BY DEED RECORDED IN VOLUME 99, PAGE 994 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 4.655 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON "T" POST FOUND FOR THE SOUTHEAST CORNER OF THIS AND OF SAID 3.66 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE R.C. ALEWINE 2.00 ACRE TRACT AT DESCRIBED IN VOLUME 243, PAGE 687 OF THE DEED RECORDS OF SAID COUNTY, AND BEING ON THE NORTH LINE OF THE M.C. COOGLER 156.69 ACRE RESIDUE OF A CALLED 201.5 ACRE TRACT AS DESCRIBED IN VOLUME 89, PAGE 450 OF SAID DEED RECORDS;

THENCE NORTH 89 DEGREES 33 MINUTES 31 SECONDS WEST 523.02 FEET, WITH SAID NORTH LINE, TO AN IRON "T" POST FOUND FOR THE SOUTHWEST CORNER OF THIS AND OF SAID 1.0 ACRE TRACT, AND BEING THE LOWER SOUTHEAST CORNER OF A 15.00 ACRE TRACT CONVEYED TO LYNN LARREMORE BY UNRECORDED CONTRACT OF SALE;

THENCE NORTH 15 DEGREES 18 MINUTES 12 SECONDS EAST 534.68 FEET, WITH THE LOWER EAST LINE OF SAID 15.0 ACRES, TO AN IRON "T" POST FOUND FOR THE NORTHWEST CORNER OF THIS AND OF SAID 1.0 ACRES, AND BEING AN INTERIOR CORNER OF SAID 15.0 ACRES;

THENCE SOUTH 73 DEGREES 50 MINUTES 57 SECONDS EAST 83.07 FEET, TO AN IRON "T" POST FOUND FOR THE UPPER NORTHEAST CORNER OF THIS TRACT, THE NORTHEAST CORNER OF SAID 1.0 ACRES TRACT, THE UPPER SOUTHEAST CORNER OF SAID 15.0 ACRES, AND BEING IN THE CENTER OF A 60 FEET WIDE ROAD EASEMENT;

THENCE SOUTH 15 DEGREES 33 MINUTES 22 SECONDS WEST 30.02 FEET., WITH THE EAST LINE OF SAID 1.0 ACRE AND WITH SAID ROAD EASEMENT CENTERLINE, TO AN IRON "T" POST FOUND FOR AN INTERIOR CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 3.66 ACRES AND BEING THE SOUTHWEST CORNER OF A 30 FEET WIDE STRIP OF LAND FOR ROAD PURPOSES;

THENCE SOUTH 73 DEGREES 49 MINUTES 00 SECONDS EAST 318.07 FEET, WITH THE SOUTH LINE OF SAID 30 FEET ROAD RIGHT OF WAY, TO AN IRON "T" POST FOUND FOR THE LOWER NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 3.66 ACRES AND BEING THE NORTHWEST CORNER OF SAID ALEWINE 2.00 ACRES;

THENCE SOUTH 00 DEGREES 42 MINUTES 25 SECONDS EAST 379.10 FEET, WITH THE WEST LINE OF SAID 2.00 ACRES, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 4.655 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH THE FOLLOWING EASEMENT:

BEING AN EASEMENT 60 FEET AND 30 FEET IN WIDTH FOR INGRESS AND EGRESS PURPOSES ACROSS SAID CALLED 201.5 ACRES FROM ITS MOST NORTHERLY CORNER, INVOLVING 5.56 ACRES, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT CORNER NO. 2 OF SAID CALLED 201.5 ACRES;

THENCE SOUTH 71 DEGREES 11 MINUTES 16 SECONDS WEST ALONG THE SOUTHERN R.O.W. LINE OF A GRAVEL ROAD 63.91 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 19 MINUTES 16 SECONDS WEST, BEING 60 FEET FROM AND PARALLEL TO AN EASTERN LINE OF SAID CALLED 201.5 ACRES, 1471.59 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 53 MINUTES 44 SECONDS EAST, BEING 60 FEET FROM AND PARALLEL TO A NORTHERN LINE OF SAID CALLED 201.5 ACRES, 464.84 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 12 MINUTES WEST 2120.2 FEET, TO A POINT;

THENCE SOUTH 89 DEGREES 33 MINUTES 31 SECONDS EAST 62.32 FEET TO A POINT;

THENCE NORTH 15 DEGREES 12 MINUTES EAST 62.5 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERN BOUNDARY LINE OF A 30 FT. WIDE STRIP;

THENCE SOUTH 73 DEGREES 52 MINUTES EAST 553.46 FEET TO A "T" IRON IN THE WESTERN LINE OF A 2.0 ACRE TRACT OUT OF SAID CALLED 201.5 ACRES, FROM SAID IRON A 24 INCH PIN OAK MKD. "X" BEARS SOUTH 55 DEGREES WEST 28.2 FEET, AN 6 INCH SWEET GUM MKD "X" BEARS SOUTH 17 DEGREES EAST 15.1 FEET, AND AN 8 INCH PINE MKD. "X" BEARS NORTH 50 DEGREES WEST 57.9 FEET;

21-000611-210-1 7,700 BOBBS LN, SHEPHERD, TX 77371



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THENCE NORTH 00 DEGREES 47 MINUTES 52 SECONDS WEST 31.36 FEET TO A POINT;  
THENCE NORTH 73 DEGREES 52 MINUTES WEST 544.82 FEET TO A POINT;  
THENCE NORTH 15 DEGREES 12 MINUTES EAST 1688.82 FEET TO A POINT;  
THENCE NORTH 88 DEGREES 53 MINUTES 44 SECONDS WEST 481.55 FEET TO A 1/2 INCH IRON ROD FOUND REPRESENTING CORNER NO. 3 OF SAID CALLED 201.5 ACRES.  
THENCE N 01 DEGREES 19 MINUTES 16 SECONDS EAST, 1433.36 FEET TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 5.36 ACRES OF LAND. (NOTE: ALL WITNESS TRACS DESCRIBED HEREIN ARE MEASURED TO THE CENTER OF SAID TRAC)

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 01/29/2015 and recorded in Document 20150584 real property records of San Jacinto County, Texas.

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

Date: 12/06/2022

Time: 01:00 PM

Place: San Jacinto County, Texas at the following location: NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section §1.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by JEAN A. WISCHNEWSKY, provides that it secures the payment of the indebtedness in the original principal amount of \$221,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77034 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* PHH MORTGAGE CORPORATION, obtained a Order from the 258th District Court of San Jacinto County on 08/17/2022 under Cause No. CV16-984. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
Mackie Wolf Zientz-Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Vori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 500  
14160 Dallas Parkway  
Dallas, TX 75254

Certificate of Posting

I am Erin Y. Jackson whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 12-20-22 I filed this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioners Court.

21-000611-210-1 // 700 BOBS LN, SHEPHERD, TX 77371

C&amp;M No. 44-22-1953/ FILE NOS

San Jacinto County

On: Oct 20, 2022 at 08:38A

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated January 31, 2018 and recorded under Clerk's File No. 20180684, in the real property records of SAN JACINTO County Texas, with Marc R Jung and Noelle M Jung, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Marc R Jung and Noelle M Jung, husband and wife securing payment of the indebtedness in the original principal amount of \$453,100.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Marc R Jung, Noelle M Jung. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

**Legal Description:**

**ALL THAT CERTAIN 20.037 ACRES OF LAND SITUATED IN THE JAMES RANKIN SURVEY, A-39, SAN JACINTO COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 20.016 ACRE TRACT DESCRIBED IN A DEED FROM HARLEN L NEAGLE AND WIFE, ELLA M NEAGLE, TO MARC R JUNG AND NOELLE M JUNG, DATED DECEMBER 31, 2015 AND RECORDED IN CLERK'S FILE NO. 20160072, PAGE 32978 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**SALE INFORMATION****Date of Sale: 12/06/2022****Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: SAN JACINTO County Courthouse, Texas at the following location: At the north end of the San Jacinto County Courthouse. or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

A default has occurred in the payment of said hereir: referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part

44-22-1953  
SAN JACINTO

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of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Tommy Jackson, Rebecca Hammond, Evan Press, Reid Ruple, Kathleen Adkins, Julian Perrine, Cary Corenblum, Joshua Sanders, Kristopher Holub, Keata Smith, Amy Oian, Catrena Ward, Crystal Arsiaga, Dana Dennen, Gilbert Arsiaga, Kyle Barclay, Margie Allen, Maryna Danielian, Matthew Hansen, Renee Speight, Stephanie Hernandez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on 10/17/2022.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at

Law

Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: Tommy Jackson  
Printed Name: Tommy Jackson

C&M No. 44-22-1953

## EXHIBIT A

ALL THAT CERTAIN 20.037 ACRES OF LAND SITUATED IN THE JAMES RANKIN SURVEY, A-39, SAN JACINTO COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 20.016 ACRE TRACT DESCRIBED IN A DEED FROM HAREL L. NEAGLE AND WIFE, ELLA M. NEAGLE, TO MARC R. JUNG AND NOELLE M. JUNG, DATED DECEMBER 31, 2015 AND RECORDED IN CLERK'S FILE NO. 20160072, PAGE 32978 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for the northeast corner of the herein described tract in the centerline of a sixty foot (60') wide road, utility and drainage easement known as Rocky Creek Road; same being on the southwest line of a 1.742 acre tract described in a deed to Robert Denny Clark and recorded in Clerk's File No. 2012005477 of the said official public records, and being the northwest corner of a 52.30 acre tract described in a deed to Bruce R. Hotze and recorded in Clerk's File No. 09-1728 of the said official public records;

THENCE S 03° 51' 42" W, with the upper west line of the said 52.30 acres to its upper southwest corner, at 34.18 feet pass a 3/8 inch iron rod found for reference corner, in all 868.60 feet to a 1/2 inch iron rod set at a fence corner post for the southeast corner of the herein described tract on the lower north line of a 16.00 acre tract described in a deed to Emmett R. McCoppin et ux. and recorded in Clerk's File No. 08-330 of the said official public records;

THENCE N 74° 08' 25" W 837.79 feet, with the said 16.00 acre lower north line to its interior corner, a 1/2 inch iron rod found for the southwest corner of the herein described tract;

THENCE N 21° 26' 06" W; with the upper east line of the said 16.00 acres to its upper northeast corner, at 533.97 feet pass a 1 inch iron pipe found on line, in all 535.63 feet to a point for an exterior corner of the herein described tract on the east right-of-way of F. M. Highway 224;

THENCE N 06° 36' E 78.59 feet, with the said east right-of-way, to the point of curvature of a curve to the left;

THENCE NORTHWESTERLY 310.78 feet, continuing with the said east right-of-way, in said curve to the left having a central angle of 29° 02' 57", a radius of 612.97 feet and a long chord bearing N 07° 55' 29" W 307.45 feet, to a point for the northwest corner of the herein described tract in the centerline of the said Rocky Creek Road 60 foot wide easement, same being the southwest corner of the residue of a 223.952 acre tract described in a deed to Robert Denny Clark and recorded in Volume 56, Page 94 of the deed records of the said county;

THENCE with the said centerline and the southwest lines of the said 223.952 acre tract and of the said 1.742 acre tract as follows:

- |    |                 |              |    |                 |              |
|----|-----------------|--------------|----|-----------------|--------------|
| 1. | N 86° 50' 10" E | 215.60 feet, | 2. | S 74° 08' 25" E | 476.45 feet, |
| 3. | S 79° 23' 47" E | 301.86 feet, | 4. | S 60° 31' 19" E | 141.53 feet, |

to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 20.037 ACRE OF LAND.

00000216

Accepted for Filing in:

San Jacinto County

20-046363

Notice of Substitute Trustee's Sale

On: Oct 20, 2022 at 08:41A

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

By Kyla Willinger

<b>Deed of Trust Date:</b> March 24, 2006	<b>Original Mortgagor/Grantor:</b> THOMAS KENNEDY JR. AND GERTHA ROGERS
<b>Original Beneficiary / Mortgagee:</b> JIM WALTER HOMES, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> 9397 <b>Instrument No:</b> 06-2157	<b>Property County:</b> SAN JACINTO
<b>Mortgage Servicer:</b> NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

\* The mortgagor/servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$99,521.75, executed by GERTHA ROGERS and THOMAS KENNEDY JR and payable to the order of Lender.

**Property Address/Mailing Address:** 220 JACKSON RD, COLDSRING, TX 77331

**Legal Description of Property to be Sold:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A 1.0-ACRE TRACT MORE OR LESS OUT OF A 4.0 ACRE TRACT BELONGING TO BEATRICE KENNEDY AS PER DEED RECORDED 8/1/05 UNDER #05-4945 OFFICIAL RECORDS, SAN JACINTO COUNTY, TEXAS;

SAID 4.0 ACRE TRACT BEING THE SE PORTION OF A CALLED 5.172 ACRE TRACT BELONGING TO JOHN H JACKSON (#03-8378) AND BEING THE SAME PROPERTY DEEDED TO DAVID JACKSON (VOL. 182 PG. 135) AND BEING OUT OF THE MESSINA BROWN SURVEY, A-5, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF THAT PORTION SET ASIDE TO JAMES WILBORN MORGAN IN A PARTITION OF A 25.86 ACRE TRACT PARTITION DEED (VOL. 76 PG. 199) OFFICIAL RECORDS, SAN JACINTO COUNTY, TEXAS;

SAID 1.0-ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS;  
BEGINNING AT PT. IN THE NE LINE OF SAID 4.0 ACRE TRACT IN JACKSON ROAD AND SAID PT. BEING LOCATED S 48°52'21" E, 417.88' FROM I.R. FOUND FOR THE NORTHWEST CORNER OF SAID 5.172 ACRE TRACT AND ALSO 263.5' FROM THE NORTHWEST CORNER OF SAID 4.0 TRACT;

THENCE S40°58'21"W, 330.62' TO PT. FOR CORNER IN THE S.W - LINE OF SAID 4.0 ACRE TRACT AND 5.172- ACRE TRACT;

THENCE S48°52'21"E, 131.75' WITH SAID LINES, 131.75' TO PT. FOR CORNER;

THENCE N40°58'21"E, 330.62' TO PT. FOR CORNER IN THE NE-LINE OF SAID TRACT IN JACKSON



ROAD;

THENCE N48°52'21"W, WITH SAID LINES, 131.75' TO THE P.O.B. AND CONTAINING 1.0 ACRES MORE OR LESS.

**Date of Sale:** December 06, 2022

**Earliest time Sale will begin:** 1:00 PM

**Place of sale of Property:** NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST*, the owner and holder of the Note, has requested Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of 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 *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagee, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Tommy Jackson, Keata Smith, Stephanie Hernandez OR  
Tommy Jackson, Keata Smith, Stephanie Hernandez or  
Carolyn Ciccio, Trustee



c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

000000217  
**NOTICE OF TRUSTEE'S SALE**

Accepted for Filing in:

San Jacinto County

On: Oct 20, 2022 at 08:41A

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Richard Dennis Parie and Tracey Lynn Parie aka Tracey Parie	<b>Deed of Trust Date</b>	December 11, 2017
<b>Original Mortgagee</b>	Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America	<b>Original Principal</b>	\$39,800.00
<b>Recording Information</b>	Instrument #: 20176917 Page #: 4378 in San Jacinto County, Texas	<b>Original Trustee</b>	Andrew F. Baka
<b>Property Address</b>	1250 FM 223 Rd., Shepherd, TX 77371	<b>Property County</b>	San Jacinto

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Administrator, U.S. Small Business Administration, an agency of the United States Government	<b>Mortgage Servicer</b>	U.S. Small Business Administration
<b>Current Beneficiary</b>	Administrator, U.S. Small Business Administration, an agency of the United States Government	<b>Mortgage Servicer Address</b>	200 West Santa Ana Boulevard, Suite 740, Santa Ana, CA 92701

**SALE INFORMATION:**

<b>Date of Sale</b>	12/06/2022
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	The North end of the Courthouse County Courthouse in San Jacinto County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the San Jacinto County Commissioner's Court.
<b>Substitute Trustees</b>	Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenbium, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Auction.com, Tommy Jackson, Keata Smith, Stephame Hernandez, Carolyn Ciccio, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

Legal Description as per the Deed of Trust:  
ALL THAT CERTAIN TWO AND ONE-HALF 2(1/2) ACRES OF LAND OUT OF A TRACT OWNED BY GUY CHRANE SITUATED IN THE CHRISTIAN SMITH LEAGUE OR SURVEY, SAN JACINTO COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE FOUR ACRE TRACT IN SOUTH RIGHT OF WAY LINE OF THE SHEPERD AND COLEY CREEK ROAD;  
THENCE NORTH 81 WEST 02 VRS TO CORNER ON THE SOUTH LINE OF SAID ROAD; THENCE SOUTH 8 WEST 144 VRS TO A CORNER;  
THENCE SOUTH 81 EAST 116 VRS TO A CORNER;  
THENCE NORTH 21 WEST TO THE PLACE OF BEGINNING, CONTAINNG 2 1/2 ACRES OF LAND, MORE OR LESS.  
BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED FROM E.D. WRIGHT AND WIFE, MAE WRIGHT TO JOHN KENNETH MORRISON, DATED OCTOBER 5, 1962 AND APPEARING OF RECORD IN VOLUME 87, PAGE 406 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, TO WHICH DEED AND ITS RECORDING THEREIN REFERENCE IS HERE MADE FOR ALL

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 225-00039

PAGE 1

## NOTICE OF TRUSTEE'S SALE

### PERTINENT PURPOSES.

**THIS CONVENYANCE, HOWEVER, IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL RESTRICTIONS, ENCUMBRANCES, EASEMENTS, CONVENANTS AND CONDITIONS, IF ANY, RELATION TO THE HEREINABOVE DESCRIBED PROPERTY AS THE SAME ARE FILED FOR RECORD IN THE COUNTY CLERK'S OFFICE OF SAN JACINTO COUNTY, TEXAS.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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 other 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. The sale shall not cover any part of the property that has been released from the lien 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 the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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**

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 225-00039

PAGE 2

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## NOTICE OF TRUSTEE'S SALE

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.

Dated October 18, 2022.

*/s/ Selim H. Taherzadeh*   
Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: **TAHERZADEH, PLLC**  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

00000225

C&M No. 44-22-2333/ RECORD NOS

Accepted for Filing in:

San Jacinto County

On: Dec 27, 2022 at 12:34P  
By: Amber United

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 13, 2015 and recorded under Clerk's File No. 20154198, in the real property records of SAN JACINTO County Texas, with Joseph Franklin and Noelani Franklin, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Weststar Mortgage Corporation dba Core Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Joseph Franklin and Noelani Franklin, Husband and Wife securing payment of the indebtedness in the original principal amount of \$152,192.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Joseph Franklin. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

### Legal Description:

**BEING TRACT THIRTY-FIVE (35), OF JAMES B. THOMAS SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 41 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 12/06/2022

Earliest Time Sale Will Begin: 1:00 PM

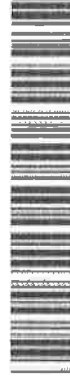
**Location of Sale:** The place of the sale shall be: SAN JACINTO County Courthouse, Texas at the following location: At the north end of the San Jacinto County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

44-22-2333  
SAN JACINTO



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00000225

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE **Tommy Jackson, Rebecca Hammond, Keata Smith, Kyle Barclay, Margie Allen, Stephanie Hernandez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200



Aaron Demuth, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

STATE OF TEXAS

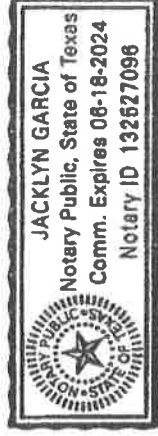
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Aaron Demuth as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 24th day of October, 2022.



Notary Public Signature



Posted and filed by: Tommy Jackson

Printed Name: Tommy Jackson

C&M No. 44-22-2333

00000226

Accepted for Filing in:

San Jacinto County

On: Oct 28, 2022 at 12:09P

By Amber Whitel

### NOTICE OF TRUSTEE'S SALE

**Date:** October 28, 2022  
**Trustee:** GWENDOLYN GUINN TAYLOR  
**Trustee's Physical Address:** 124 N. Travis, Cleveland, Texas 77327  
**Trustee's Mailing Address:** P. O. Box 1030, Cleveland, Texas 77328  
**Mortgagee:** KRISTEN MICHELLE MASON  
**Note:** Note dated June 28, 2018, in the original principal sum of \$16,000.00  
**Deed of Trust**

**Date:** November 25, 2019  
**Grantor:** KRISTEN MICHELLE MASON  
**Mortgagee:** Jim Bodie Wooten and Mary Smith Wooten  
**Recording information:** Instrument 20197437 Official Public Records, San Jacinto County, Texas

**Property:** Lots 4, 9 and 10, Section Two, Regency Forest, a subdivision in San Jacinto County, Texas as shown by Map Plat thereof recorded in Volume 108, page 483 of the Official Records of San Jacinto County, Texas.

**County:** San Jacinto

**Date of Sale (first Tuesday of month):** December 6, 2022

**Time of Sale:** beginning no earlier than 10:00 a.m. or within three hours thereafter

**Place of Sale:** At the North end of the San Jacinto County Courthouse, or if the preceding area is no longer the designated area, at the location most recently designated by the San Jacinto County Commissioner's Court.

**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.**

Mortgagee has appointed GWENDOLYN GUINN TAYLOR as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale, Trustee or Trustee's agent will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

  
GWENDOLYN GUINN TAYLOR

Trustee

Mailing Address: P. O. Box 1030, Cleveland, TX 77328  
Physical Address: 124 N. Travis, Cleveland, TX 77327

Notice of Trustee's Sale

Page 1 of 1

00000227

Accepted for Filing in:

San Jacinto County

On: Oct 28, 2022 at 01:10P

By Amber Whitel

Notice of Foreclosure Sale

(Trustee Sale)

Date : October 25th, 2022

Deed of Trust Information:

Date: April 18th, 2020

GRANTOR: Sherry Renae Johnson

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Twenty-Three Thousand Four-Hundred Fifty-Five and 00/100 Dollars (\$23,455.00)

PROPERTY COUNTY: SAN JACINTO COUNTY  
PROPERTY ADDRESS: 131 Marie St Shepherd, TX 77371

PROPERTY:

Being all of Lots Two-Hundred Seventy-Eight (278), Two-Hundred Seventy-Nine (279), Two-Hundred Eighty (280), and the adjoining east half of Lot Two-Hundred Seventy-Seven (277) of the CHERRY CREEK SUBDIVISION #2, a subdivision in San Jacinto County, Texas, thereof recorded in File #2159 of the County Clerk Records of San Jacinto County, Texa

SALE INFORMATION:

Date of Sale: Tuesday, December 6th, 2022

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$22,530.61, by Pebble Creek Investments, LLC

Place of Sale: INSIDE THE MAIN LOBBY of San Jacinto County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the San Jacinto County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghami, as rights and privileges addressed in DEED OF TRUST  
Trustee's Address: 380 Flores Rd. Livingston, TX 77351

\*For Sale Info email: amirg1020@gmail.com

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shane Amir Ghaemmaghami as Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice or within three hours after that time.

STANDARD/CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

cc: Standard Mail



000000227

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien or the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
- 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.**

Signed and Executed By:



Shane Amir Ghaemmaghami, Trustee  
October 25th, 2022

CM # 7022 0410 0003 4642 7589

STANDARD/CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

cc: Standard Mail

By April Taylor  
**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 13, 2012, CATHERINE LEE SIMPSON conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 21, Block 19 Out of TRAILS END, Phase 2, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$71,900.00 executed by CATHERINE LEE SIMPSON and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20120063236, Volume 25508, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.

JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, L.P. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

00000232

San Jacinto County

On: Nov 08, 2022 at 09:51A

By April Taylor

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 13, 2012, REBECCA ANN SIMPSON conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 21, Block 19 Out of TRAILS END, Phase 2, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$71,900.00 executed by REBECCA ANN SIMPSON and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20120063236, Volume 25508, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.

  
JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )  
  
COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated AUGUST 26, 2010, ROY JENKINS, JR. conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 14 AND 15, Block 18 Out of TRAILS END, Phase 2, being 2.1040 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$106,764.00 executed by ROY JENKINS, JR. and made payable to 5G, L.P. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 10-5773, Volume 23200, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.

  
JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, L.P. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated AUGUST 26, 2010, CHRISTINA JENKINS conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 14 AND 15, Block 18 Out of TRAILS END, Phase 2, being 2.1040 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$106,764.00 executed by CHRISTINA JENKINS and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 10-5773, Volume 23200, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE.

of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.



JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MARCH 13, 2019, ADELA MUNOZ GOMEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 17, Block 14 Out of TRAILS END, Phase TWO, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$57,000.00 executed by ADELA MUNOZ GOMEZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20192086, Volume 10070, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 1, 2022.

  
JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

00000236

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MARCH 13, 2019, GUSTAVO BRAULIO-MORA conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 17, Block 14 Out of TRAILS END, Phase TWO, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$57,000.00 executed by GUSTAVO BRAULIO-MORA and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20192086, Volume 10070, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 1, 2022.



JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

00000237

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

By April Taylor

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 21, 2013, MARIA ANTONIA HORTENSIA BARBOSA-MORALES conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 20, Block 17 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$74,900.00 executed by MARIA ANTONIA HORTENSIA BARBOSA-MORALES and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2014000195, Volume 00918, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77351, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 1, 2022.



JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP  
P.O. BOX 1449  
MADISONVILLE, TEXAS 77864



00000238

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JUNE 22, 2018, HECTOR SEPULVEDA conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 22, Block 23 Out of TRAILS END, Phase 2, being 1.4980 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$55,000.00 executed by HECTOR SEPULVEDA and made payable to 5G, LP, A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20185330, Volume 26291, Page, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.

  
JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )  
COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JANUARY 15, 2004, JOHN BURRIS conveyed to JOHN DAVIS, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 31, Block 11 Out of TRAILS END ESTATES, Phase TWO, being 1.0340 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$82,555.00 executed by JOHN BURRIS and made payable to 5G, INC., A TEXAS CORPORATION NKA 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. , Volume , Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOHN DAVIS, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on OCTOBER 27, 2022.

  
JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, INC., A TEXAS CORPORATION NKA 5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

00000240

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

By April Taylor

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated AUGUST 19, 2021, HOLLY-JO MENZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 18, Block 7 Out of TRAILS END, Phase ONE, being 1.500 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 297, Page 124, 126 AND 127 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$80,000.00 executed by HOLLY-JO MENZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20216427, Volume 33743, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 1, 2022.

  
JENNIFER TOFEN  
Substitute Trustee

AFTER RECORDING RETURN TO:  
5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, or YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated FEBRUARY 2, 2021, LUCIA MARITZA GUZMAN ERAZO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

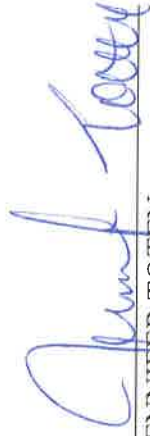
Being TRACT NO. 22, Block 19 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$79,800.00 executed by LUCIA MARITZA GUZMAN ERAZO and made payable to 5G, L.P. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20211340, Volume 7102, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 1, 2022.

  
JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, L.P. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

By April Taylor  
**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated FEBRUARY 2, 2021, RAMIRO GUSTAVO GUZMAN TAIBOT conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 22, Block 19 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$79,800.00 executed by RAMIRO GUSTAVO GUZMAN TAIBOT and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20211340, Volume 7102, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 1, 2022.

  
JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )  
COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JANUARY 16, 2020, JOSE HERNANDEZ BLANCO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 16, Block 9 Out of TRAILS END, Phase TWO, being 1.0090 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$45,552.00 executed by JOSE HERNANDEZ BLANCO and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20205201, Volume 26808, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.

  
JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:  
5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JULY 27, 2013, TEODORA RIVERA conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 16, Block 18 Out of TRAILS END, Phase 2, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$70,000.00 executed by TEODORA RIVERA and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2013005319, Volume 22405, Page, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.

  
JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated SEPTEMBER 11, 2019, ANDRES TALAVERA CERNAS conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 2, Block 15 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$83,126.00 executed by ANDRES TALAVERA CERNAS and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20196833, Volume 33691, Page, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.

  
JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, or YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated SEPTEMBER 11, 2019, MARICRUZ REYES TORRES conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 2, Block 15 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$83,126.00 executed by MARICRUZ REYES TORRES and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20196833, Volume 33691, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.

  
JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated DECEMBER 23, 2010, SEVERO TOBON-MORAN conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 23, Block 21 Out of TRAILS END, Phase 2, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$67,900.00 executed by SEVERO TOBON-MORAN and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 11-1628, Volume 6963, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.



JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )  
COUNTY OF SAN JACINTO )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated SEPTEMBER 29, 2020, MIRIAM RUIZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 40, Block 23 Out of TRAILS END, Phase TWO, being 1.4980 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$80,000.00 executed by MIRIAM RUIZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20206437, Volume 33058, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of DECEMBER, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE. of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on NOVEMBER 2, 2022.



JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

**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.**

Accepted for Filing in:

San Jacinto County

### NOTICE OF TRUSTEE'S SALE

On: Nov 09, 2022 at 02:18P

WHEREAS, Kenneth R. Wambold, 121 Holiday Villages, Point Blank, ~~TX~~ ~~777364~~, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated September 3, 2016, recorded in Document Number 20166580, Deed of Trust Records, San Jacinto County, Texas, covering certain real property situated in said County, being Lot(s) 349, 350 and 351, Section D, Holiday Villages of Livingston Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal sum of \$13,000.00 executed by the person(s) first named hereinabove and payable to the order of LIVINGSTON HOLIDAY VILLAGES, L.P., 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 6<sup>th</sup> day of December, 2022, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 8<sup>th</sup> day of November, 2022.



PATTON C. CHAPMAN, TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

IN THE STATE OF TEXAS                   §  
  §  
COUNTY OF SAN JACINTO               §

WHEREAS, Francisco Melchor Flores (hereinafter collectively called the "Borrowers", whether one (1) or more, executed a Deed of Trust dated October 23, 2020 to Vernon R. Young, TRUSTEE, duly recorded under Clerk's File No. 20207230 of the Official Public Records of Real Property of San Jacinto County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called "Deed of Trust"), to secure interalia, payment of certain indebtedness evidenced by that certain Promissory Note dated October 23, 2020, executed by the Borrowers and payable to the order of D & V DEVELOPMENT, LLC (hereinafter called "Lender"), in the original principal sum of THIRTY-SEVEN THOUSAND FOUR HUNDRED DOLLARS AND 00/100 (\$37,400.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note") to which instruments reference is hereby made for all purposes, and

WHEREAS, after default in the payment of the indebtedness described in the Deed of Trust and pursuant to the specific provision of the Deed of Trust, the Lender appointed me, the undersigned, SANDRA GOMEZ, as substituted Trustee under the Deed of Trust, and requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, SANDRA GOMEZ, Substitute Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Deed of Trust and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 10:00 o'clock a.m. and no later than three (3) hours thereafter, and will be completed no later than 4:00 P.M., on the first Tuesday of December 2022, the same being December 6<sup>th</sup> 2022, the property set out in and described by the Deed of Trust, and described in "Exhibit A", which is attached hereto and incorporated herein by reference for all purposes, together with all singular those rights, titles and interests, estates reversions and reminders as may be granted by the Deed of Trust.

The above described property is being sold subject to all matters which is prior to the Deed of Trust, which affect this thereto, and which are superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.


THE FORECLOSURE SALE WILL TAKE PLACE IN THE NORTH END OF THE COURTHOUSE IN SAN JACINTO, TEXAS. OR IF THE PRECEDING AREA (S) IS/ARE

00000254

NO LONGER AREA (S) DESIGNATED BY THE SAN JACINTO COUNTY COMMISSIONER'S COURT, AT THE AREA MOST RECENTLY DESIGNATED BY THE SAN JACINTO COMMISSIONER'S COURT.

**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.**

WITNESS my hand on November 08, 2022

  
\_\_\_\_\_  
SANDRA GOMEZ

Substitute Trustee

c/o GOMEZ LAW, PLLC

11511 Katy Freeway, Suite 610  
Houston, Texas, 77079

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EXHIBIT A

BEING LOTS 29 & 30, OF TANGLEWOOD FOREST, A SUBDIVISION IN SAN JACINTO, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 126, PAGE 235 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS GEO 8070-000-0290 & GEO 8070-000-0300

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Longhorn/Gardner-Yates 11321

Accepted for Filing in:

San Jacinto County

On: Nov 15, 2022 at 11:30A

By: Kula Willner

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 14, 2022

NOTE:

DATE: January 21, 2022  
AMOUNT: \$77,500.00  
MAKER: Terra Lynn Gardner and Eric Stephen Yates  
PAYEE: Longhorn Money Services, LLC

DEED OF TRUST:

DATE: January 21, 2022  
GRANTOR: Terra Lynn Gardner and Eric Stephen Yates  
BENEFICIARY: Longhorn Money Services, LLC  
COUNTY WHERE PROPERTY IS LOCATED: San Jacinto  
TRUSTEE: Michael Baucum or Virginia W. Peterson or Laura Ann Baucum  
RECORDING INFORMATION: Document No. 20221101, Official Public Records of Real Property of San Jacinto County, Texas

PROPERTY: Lots Ten (10) and Eleven (11), Camilla Twin Harbors, Section One (1), a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 119, Page 420, of the Deed Records of San Jacinto County, Texas, and also known as 181 River Street, Coldspring, Texas 77331.

Mobile Home 1151-000-0100 HUD# TEX053483

LENDER/HOLDER NOW: Longhorn Money Services, LLC

BORROWER/DEBTOR NOW: Terra Lynn Gardner and Eric Stephen Yates

SUBSTITUTE TRUSTEE: Donna Caddenhead or David Garvin or Penny Thornton or Sharon St. Pierre or Kelly Goddard

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

December 6, 2022, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.



The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Donna Caddenhead or David Garvin or  
Penny Thornton or Sharon St. Pierre or  
Kelly Goddard, Substitute Trustee