

00000224

Accepted for Filing in:

San Jacinto County

On: Oct 27, 2022 at 12:34P

**NOTICE OF FORECLOSURE SALE**

By Amber Whited

**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: BEING LOTS FOUR HUNDRED NINETY-NINE (499) AND FIVE HUNDRED (500), OF HIDDEN OAKS OF HOLIDAY VILLAGES OF LIVINGSTON SUBDIVISION, SECTION J. A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 10-3683, PAGE 14928. OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/26/2014 and recorded in Document 20145529 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: 01/03/2023

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 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.

**5. Obligations Secured.** The Deed of Trust executed by RODNEY E BOWEN AND SANDRA K. BOWEN, provides that it secures the payment of the indebtedness in the original principal amount of \$135,762.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Rushmore Loan Management Services LLC is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Rushmore Loan Management Services LLC c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. 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  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

4743488



00000224

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 10-27-22 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.

00000251

22-074479

## Notice of Substitute Trustee's Sale

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)

<b>Deed of Trust Date:</b> March 29, 1999	<b>Original Mortgagor/Grantor:</b> FRIEDA MARLENE CLARK AND BESSIE S. NEWTON
<b>Original Beneficiary / Mortgagee:</b> COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC
<b>Recorded in:</b> <b>Volume:</b> 305 <b>Page:</b> 338 <b>Instrument No:</b> 1688	<b>Property County:</b> SAN JACINTO
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* 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.

**Secures:** Note in the original principal amount of \$34,713.00, executed by FRIEDA MARLENE CLARK; BESSIE S. NEWTON and payable to the order of Lender.

**Property Address/Mailing Address:** 1210 HWY 150, NEW WAVERLY, TX 77358

**Legal Description of Property to be Sold:** FIELDNOTES TO 1.00 ACRE OF LAND AS SITUATED IN THE J. M. DE LA GARZA SURVEY, A-18, SAN JACINTO COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN TRACT CONVEYED BY ZANAH M. HALL TO MATT JOHNSON BY DEED RECORDED IN VOLUME 90, PAGE 947 OF THE OFFICIAL RECORDS OF SAID COUNTY. SAID 1.00 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE EMMA J. TAYLOR RESIDUE OF AN 8.88 ACRE TRACT DESCRIBED IN VOLUME 217, PAGE 455 OF SAID OFFICIAL RECORDS, AND BEING ON THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 150;

THENCE: N 89° 20' E 108.20 FT., WITH SAD SOUTH RIGHT OF WAY. TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE NATHANIEL SYKES 2.025 ACRE TRACT DESCRIBED IN VOLUME 244, PAGE 415 OF THE DEED RECORDS OF SAID COUNTY;

THENCE: S 00° 08' W 415.35 FT., WITH THE WEST LINE OF SAID 2.025 ACRES TO ITS SOUTHWEST CORNER, A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT ON THE NORTH LINE OF THE ROBERT STEWART 1.665 ACRE TRACT DESCRIBED IN VOLUME 207, PAGE 764 OF SAID OFFICIAL RECORDS;

THENCE: N 77° 12' W 110.89 FT., WITH SAID 1.065 ACRE NORTH LINE TO ITS NORTHWEST CORNER, A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT ON THE EAST LINE OF SAID EMMA J. TAYLOR TRACT;



00000251

THENCE: N 00° 08' E 389.52 FT., WITH SAID TAYLOR EAST LINE, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 1.00 ACRE OF LAND.  
THE BEARINGS RECITED HEREIN ARE BASED ON DEED CALL. THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 25, 1999.

<b>Date of Sale:</b> January 03, 2023	<b>Earliest time Sale will begin:</b> 1:00 PM
---------------------------------------	---

**Place of sale of Property:** "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 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR 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 *NATIONSTAR MORTGAGE LLC* 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 whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR 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 whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR 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 Mortgagor, 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

00000251

Filed for Record in:  
San Jacinto County

On: Nov 10, 2022 at 02:12P

As a  
Posting Notices

Document Number: 00000251

Amount 3.00

Receipt Number - 57020

By,  
Cindy Henderson

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Nov 10, 2022

Dawn Wright, County Clerk  
San Jacinto County, Texas

**NOTICE OF TRUSTEE'S SALE**

On: Nov 10/2022 at 02:16P

By Cindy Henderson

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Jewel McKinsey Williams	<b>Deed of Trust Date</b>	May 16, 2005
<b>Original Mortgagee</b>	Wells Fargo Bank, N.A.	<b>Original Principal</b>	\$40,500.00
<b>Recording Information</b>	Instrument #: 05-3458 Page #: 14879 in San Jacinto County, Texas	<b>Original Trustee</b>	Robert K. Fowler
<b>Property Address</b>	630 Railroad Avenue, Shepherd, TX 77371	<b>Property County</b>	San Jacinto

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Mortgage Assets Management, LLC	<b>Mortgage Servicer</b>	PHH Mortgage Corporation
<b>Current Beneficiary</b>	Mortgage Assets Management, LLC	<b>Mortgage Servicer Address</b>	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

<b>Date of Sale</b>	01/03/2023
<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 Corenblum, 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, Stephanie 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:**

**BEING LOTS SIX (6), AND SEVEN (7), BLOCK ONE (1), OF THE DIXON SUBDIVISION IN THE CITY OF SHEPHERD, SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 77, PAGE 247, OF THE DEED RECORDS 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

## NOTICE OF TRUSTEE'S SALE

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 refiled 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 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 November 7, 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

00000252

Filed for Record in:  
San Jacinto County

On: Nov 10, 2022 at 02:16P

As a  
Postings Notices

Document Number: 00000252

Amount 3.00

Receipt Number - 57021

By,  
Cindy Henderson

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Nov 10, 2022

Dawn Wright, County Clerk  
San Jacinto County, Texas



00000259

Accepted for Filing in:

San Jacinto County

On: Nov 17, 2022 at 01:01P

By Kyla Willner  
22-008611

125 Mirror Lake Ln, Coldspring, TX 77331

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.**

**1. Date, Time, and Place of Sale.**

Date: 01/03/2023

Time: Between 1pm - 4pm and beginning not earlier than 1pm - 4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of San Jacinto County, pursuant to §1.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 26, 2016 and recorded in the real property records of San Jacinto County, TX and is recorded under Clerk's Instrument No. 20161106 with John B. Mahon (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for USAA Federal Savings Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by John B. Mahon, securing the payment of the indebtedness in the original amount of \$85,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING LOT ONE HUNDRED FIFTY-SEVEN (157) AND ONE HUNDRED FIFTY-EIGHT (158), BLOCK THIRTY (30), SECTION TWO (2), HOLIDAY SHORES SUBDIVISION THREE (3), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 114, PAGE 580, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.



4765226

00000259

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, TX 75067-4177

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Tommy Jackson, Keata Smith whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith whose address is 1 Mauchly, Irvine, CA 92618, 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.**

11/15/2022  
Executed on \_\_\_\_\_

Gabrielle Davis

James E. Albertelli, P.A.  
Phillip Traynor, Esq.  
Gabrielle Davis, Esq.  
2201 W. Royal Ln, Suite 155  
Irving, TX 75063

11-17-22  
Executed on \_\_\_\_\_

Tommy Jackson

**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
✓ Tommy Jackson, Keata Smith  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-17-22 I filed at the office of the San Jacinto County Clerk and caused to be posted at the San Jacinto County courthouse this notice of sale.

Tommy Jackson  
Declarants Name: Tommy Jackson  
Date: 11-17-22

00000262

Accepted for Filing in:

San Jacinto County

**NOTICE OF TRUSTEES SALE**

On: Dec 02, 2022 at 02:29P

"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."

DATE: November 29, 2022

DEED OF TRUST:

DATE: April 17, 2019  
GRANTOR PAUL ANTHONY DOUTHITT-TEICHMILLER & KRYSTAL DAWN SWEARINGEN  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO  
RECORDED IN: Document # 20192982 of the Real Property Records of SAN JACINTO County, Texas.  
PROPERTY: BEING LOTS ONE HUNDRED AND SEVENTY NINE (179) AND ONE HUNDRED AND EIGHTY (180), OF LAKE TEJAS, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 76, PAGE 402 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN 72376)

NOTE:

DATE: April 17, 2019  
AMOUNT: Thirty Three Thousand Two Hundred Fifty Dollars and No Cents ( \$ 33,250.00 )  
MAKER: PAUL ANTHONY DOUTHITT-TEICHMILLER & KRYSTAL DAWN SWEARINGEN  
PAYEE: VILLA BLANCA PROPERTIES, LLC.  
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
1106 N AVENUE E  
HUMBLE, TX 77338

SENDER OF NOTICE: ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, JANUARY 3rd, 2023

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the SAN JACINTO County Courthouse, SAN JACINTO County, Texas.

00000262

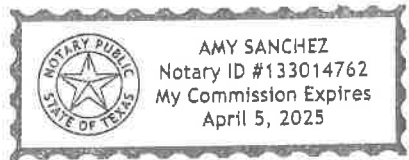
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

ELVA L CARREON-TIJERINA

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L CARREON-TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 29, 2022



NOTARY PUBLIC  
STATE OF TEXAS  
Amy Sanchez  
04/15/25

After recording return to:  
ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338



NO LONGER AREA (S) DESIGNATED BY THE SAN JACINTO COUNTY COMMISSIONER'S COURT , AT THE AREA MOST RECENTLY DESIGNATED BY THE SAN JACINTO COMMISIONER'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 December 02, 2022



\_\_\_\_\_  
SANDRA GOMEZ  
Substitute Trustee  
c/o GOMEZ LAW, PLLC  
11511 Katy Freeway, Suite 610  
Houston, Texas, 77079

00000268

**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**

**NOTICE OF OPEN SKY LAND COMPANY LLC'S  
SUBSTITUTE TRUSTEE'S 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 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.**

**Date:** December 13, 2022

**Deed of Trust:**

**Date:** March 10, 2021  
**Grantor:** Frank Moseley  
**Trustee:** Jake L. Robinson  
**Beneficiary:** Open Sky Land Company LLC  
**County Where Property Is Located:** San Jacinto County, Texas

**Recorded in:** Instrument No. 20211900, Official Public Records San Jacinto County, Texas.

**Property:** See Exhibit "A" attached hereto and incorporated by reference for all purposes.

**Substitute Trustee:** Jake L. Robinson, Tommy Jackson, Keata Smith, Stephanie Hernandez

**Substitute Trustee's Mailing Address (including county):** 2525 Ridgmar Blvd., Ste. 220  
Fort Worth, Texas 76116  
Tarrant County

**Date and Time of Sale of Property:** January 3, 2023 at 1:00 p.m. or within three hours after 1:00 p.m.

**Place of Sale of Property:** 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.





00000269

**Notice:** Because of default in performance of the obligations of the Deed of Trust, Open Sky Land Company LLC's Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

By: Tommy Jackson  
Substitute Trustee

Printed Name: Tommy Jackson

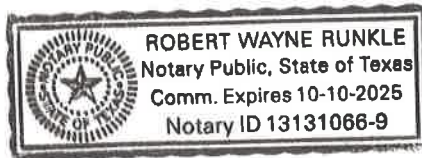
STATE OF TEXAS §

COUNTY OF Liberty §

This instrument was acknowledged before me by Tommy Jackson, on the 12 day of December 2022.

Robert Wayne Runkle

Notary Public, State of Texas



00000269

**EXHIBIT A**

*Said Property being legally described as follows:*

All that certain .4723 Acre lot, tract or parcel of land lying and situated at Lot 1380-1382, CAMILLA TWIN HARBORS #4, an Addition to San Jacinto County, Texas; Same being further described by Assessor's Parcel Number 51150.