

Accepted for Filing in:

San Jacinto County

ON FILE 21, 2022 at 11:29A

By: Dawn Wright

**NOTICE OF ACCELERATION AND NOTICE OF 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 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.

**DEED OF TRUST INFORMATION:**

**Date:** 06/06/2019  
**Grantor(s):** COURTNI A O'CONNOR, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SWBC MORTGAGE CORP, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$196,377.00  
**Recording Information:** Page 16538 Instrument 20193497  
**Property County:** San Jacinto  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 601 SOUTHWOOD SHORES LOOP, COLDSRING, TX 77331

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of March, 2023  
**Time of Sale:** 01:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH END OF THE COURTHOUSE in San Jacinto County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the San Jacinto County Commissioner's Court, at the area most recently designated by the San Jacinto County Commissioner's Court.

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute 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. The sale will begin within three hours after that time.
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 of 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.

**Substitute Trustee(s):** Tommy Jackson, Keatu Smith, Stephanie Hernandez or Carolyn Ciccio, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Tommy Jackson whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 12-23-2011 I caused 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.

By: Tommy Jackson

Exhibit "A" Tommy Jackson

BEING LOTS FIFTY-ONE (51), FIFTY-TWO (52) AND FIFTY-THREE (53), OF SOUTHWOOD SHORES SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 31, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

## NOTICE OF FORECLOSURE SALE

By Dawn Wright

**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 2.0 ACRES IN THE H AND T.C.R.R. SURVEY SECTION 97, A-167, SAN JACINTO COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 80.0 ACRE TRACT DESCRIBED VOLUME 245, PAGE 874 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. SAID 2.0 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 80.0 ACRES; THENCE WITH THE NORTH LINE OF SAID 80.0 ACRES TRACT AND THE SOUTH LINE OF SHERWOOD FOREST SUBDIVISION AS FOLLOWS:

(1) SOUTH 89 DEGREES 25 MINUTES 18 SECONDS EAST, 187.88 FEET;  
 (2) SOUTH 89 DEGREES 24 MINUTES 38 SECONDS EAST, 176.44 FEET;  
 (3) SOUTH 89 DEGREES 19 MINUTES 09 SECONDS EAST, 180.22 FEET;  
 (4) SOUTH 89 DEGREES 08 MINUTES 44 SECONDS EAST, 209.73 FEET; AND  
 (5) SOUTH 89 DEGREES 57 MINUTES 53 SECONDS EAST, 383.18 FEET;  
 THENCE SOUTH 00 DEGREES 32 MINUTES WEST, 913.50 FEET TO THE PLACE OF BEGINNING OF SAID 2.0 AC. TR.; THENCE SOUTH 89 DEGREES 45 MINUTES EAST, 250.0 FEET TO CORNER, THENCE SOUTH 00 DEGREES 32 MINUTES WEST, 348.60 FEET TO CORNER IN THE CENTER OF A 60.0 FOOT ROAD EASEMENT, THENCE WITH THE CENTER OF SAID ROAD EASEMENT NORTH 89 DEGREES 45 MINUTES 11 SECONDS WEST, 101.41 FEET AND NORTH 89 DEGREES 19 MINUTES 48 SECONDS WEST, 148.59 FEET TO CORNER, THENCE NORTH 00 DEGREES 32 MINUTES EAST, AT 30 FEET SET A 5/8 IRON ROD FOR REFERENCE AND AT 347.72 FEET THE PLACE OF BEGINNING AND CONTAINING 2.0 ACRES OF LAND; THENCE IS A 30.0 FOOT ROAD EASEMENT RESERVED INSIDE THIS TRACT, BEING PARALLEL AND ADJACENT TO THE SOUTH LINE OF SAME AND A 15.0 FOOT UTILITY EASEMENT IS RESERVED PARALLEL AND ADJACENT TO SAID ROAD EASEMENT; THERE IS ALSO CONVEYED A 60.0 FOOT ROAD EASEMENT, BEING 30.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BEGINNING AT THE SOUTHWEST CORNER OF SAID 20. ACRE TRACT; THENCE SOUTH 89 DEGREES 19 MINUTES 48 SECONDS EAST, 148.59 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 11 SECONDS EAST, 1254.46 FEET TO POINT IN THE EAST LINE OF SAID 80.0 ACRE TRACT AND IN THE WEST LINE OF A 19.81 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO MIKE PARKER RECORDED IN VOLUME 245, PAGE 877 OF THE DEED RECORDS; THENCE SOUTH 85 DEGREES 20 MINUTES 57 SECONDS EAST, 1541.60 FEET; THENCE SOUTH 74 DEGREES 46 MINUTES EAST, 323.08 FEET TO POINT IN THE EAST LINE OF SAID 19.81 ACRE TRACT AND IN THE WEST RIGHT OF WAY OF U.S. HIGHWAY NUMBER 59. NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B. HEREOF.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/24/2014 and recorded in Document 2014004040 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: 03/07/2023

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.

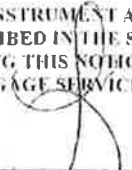
**5. Obligations Secured.** The Deed of Trust executed by BRIAN PAUL, provides that it secures the payment of the indebtedness in the original principal amount of \$121,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and CELINK is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o CELINK, 101 West Louis Henna Blvd, Suite 450, Austin, TX 78728 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** FINANCE OF AMERICA REVERSE LLC obtained a Order from the 258th District Court of San Jacinto County on 12/12/2022 under Cause No. CV16.277. 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, L.L.C., 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

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 1-5-23 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.

Accepted for Filing in:

San Jacinto County

On: Jan 26, 2023 at 10:40A

**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: LOT TWENTY-SIX (26) OF LAKESIDE VILLAGE I, A RESIDENTIAL SUBDIVISION OUT OF A 99.882 ACRE TRACT IN THE JOHN DAVIS SURVEY, A-13, SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 43 OF THE PLAT RECORDS, SAN JACINTO COUNTY, TEXAS

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/05/2003 and recorded in Document 03-4011 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: 03/07/2023

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 MINNIE E. GORSUCH, provides that it secures the payment of the indebtedness in the original principal amount of \$55,300.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF THE STRUCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC9 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 U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF THE STRUCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC9 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF THE STRUCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC9 obtained a Order from the 258th District Court of San Jacinto County on 11/30/2022 under Cause No. CV17,242. 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, L.L.C., 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. Keifer Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Leri 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

Certificate of Posting

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I am Stephanie Hernandez whose address is for AVI Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230  
Houston, TX 77056. I declare under penalty of perjury that on 1/26/2023 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.

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San Jacinto County

C&amp;M No. 44-23-0192/ FILE NOS

On: Feb 02, 2023 at 01:05P

## 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 June 01, 2005 and recorded under Vol. 05, Page 3630, or Clerk's File No. 15790, in the real property records of SAN JACINTO County Texas, with Tim Ellis and Lisa Ellis, husband and wife, as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Decision One Mortgage Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tim Ellis and Lisa Ellis, husband and wife, securing payment of the indebtedness in the original principal amount of \$118,320.00 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 Tim Ellis. NewRez LLC d/b/a Shellpoint Mortgage Servicing 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

#### Legal Description:

**BEING LOTS EIGHT (8) AND NINE (9), BLOCK EIGHTEEN (18), OF TRAILS END II SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED ON MARCH 11, 2000, UNDER CLERK'S FILE NO. 00-1141, PAGE 4180, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 03/07/2023**

**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.**

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(c) 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 01/28/2023.

/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. 44-23-0192



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Accepted for Filing in:

San Jacinto County

On: Feb 07, 2023 at 12:14P

By Kyla Willner

## Notice of Substitute Trustee's Sale

Notice is hereby given that a public sale at auction of the Property (as the term is defined and described below) will be held at the date, time and place specified in this notice.

### Certain Terms and Information

- Date of Sale:** Tuesday, March 7, 2023 at 1:00 p.m.
- Time of Sale:** The earliest time at which the sale shall occur is 1:00 p.m., Coldspring, Texas time. The sale shall begin at that time or not later than three hours after that time.
- Place of Sale:** North end of the San Jacinto County Courthouse, 1 State Highway 150, Coldspring, Texas or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

### Information Regarding the Deed of Trust Lien That Is the Subject of this sale:

- Name of Document:** Deed of Trust (Securing Payment of Wraparound Note)
- Date:** October 1, 2020
- Grantor:** William Ludwig and Keeshawna Ludwig
- Beneficiary:** AADP VENTURES 5, LLC
- Trustee:** Donald Sorrells
- Recording Information:** San Jacinto County Clerk's File Number 20207917, filed on December 9, 2020, Official Public Records, San Jacinto County, Texas.

### **Property Description:**

#### Tract I:

Being Lots Eleven (11), Twelve (12) and Thirteen (13), Block Six (6), Section One (1) of FLOWING WELLS SUBDIVISION, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 99, Page 345 of the Deed Records of San Jacinto County, Texas.

#### Tract II:

Being Lot One (1), Block Eight (8), Section One (1) of FLOWING WELLS SUBDIVISION, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 99, Page 345 of the Deed Records of San Jacinto County, Texas.

**Indebtedness Secured:****Name of Document:** Real Estate Lien Note (Wraparound)**Date:** October 1, 2020**Face Amount:** \$135,495.00**Maker:** William Ludwig and Keeshawna Ludwig**Lender:** AADP VENTURES 5, LLC**Current Owner and Holder of the Note:** AADP VENTURES 5, LLC**Postponement Rights**

The Deed of Trust permits the Lender to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee, or, if appropriate, the Substitute Trustee, under the Deed of Trust need not appear at the date, time and place of a scheduled sale 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 requirement of the Texas Property Code. The reposting or refiling may be after the date originally schedule for this sale.

**Terms of 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 Lender thereunder to have the bid credited to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate his, her, its or their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any liens, security interests, encumbrances and other title matters set for in the Deed of Trust, so prospective bidders are reminded that by law the sale will necessarily be made subject to all liens, security interests, encumbrances and other prior matters of record affecting the Property, if any to the extent that they remain in full force and effect and have not been subordinated to the Deed of Trust.

The sale shall not cover any of the Property that has been released of public record 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 Current Owner and Holder of the Note has the right to direct the Trustee, or, if appropriate, the Substitute 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 its "as is, and 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee, or if appropriate, Substitute 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 if appropriate Substitute Trustee.

**Type of Sale**

The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantor.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Default in Indebtedness Secured**

Default has occurred in the payment of the Indebtedness Secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the Indebtedness Secured by the Deed of Trust has been accelerated and such Indebtedness Secured is now wholly due and payable.

**Request to Act and Conduct Sale**

Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.


Questions concerning the sale may be direct to the undersigned at 501 W. Church St., Livingston, Texas 77351.

Notice is also given that before the sale the Lender may appoint another person as Trustee to conduct the sale.

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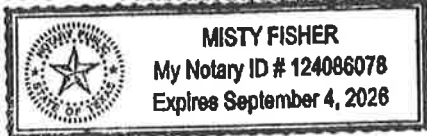
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

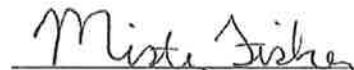
IN THE WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on the 6th day of February, 2023.

  
Joshua L. McMahon IV, Substitute Trustee

THE STATE OF TEXAS    §  
  §  
COUNTY OF ANGELINA   §

This instrument was acknowledged before me on this 6th day of February, 2023, Joshua L. McMahon IV, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



  
Notary Public, State of Texas

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS           §  
  §  
COUNTY OF SAN JACINTO       §

WHEREAS RONALD ALDAIR HENRIQUEZ & KAREN HENRIQUEZ (hereinafter collectively called the "Borrower"), whether one (1) or more, executed a Deed of Trust (Wrap - Around) dated April 18th, 2020 to DAVID B. SCHEFFLER, duly recorded under Clerk's File No. 20193387 15995 of the Official Public Records of Real Property of SAN JACINTO County, Texas (such instrument, together with amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called ("Deed of Trust (Wrap - Around)")). To secure interalia, payment of certain indebtedness evidenced by that certain Promissory Note dated MAY 18th, 2019, executed by the Borrower and payable to the order of TERRENOS TEJAS, LLC. (Hereinafter called "Lender"), in the original principal sum of (\$80,750.00) (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 (Wrap - Around) and pursuant to the specific provision of the Deed of Trust (Wrap - Around), the Lender appointed me, the undersigned, DAVID B. SCHEFFLER, as d Trustee under the Deed of Trust (Wrap - Around), and requested that the Deed of Trust (Wrap - Around) be enforced in accordance with the terms and provisions thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, DAVID B. SCHEFFLER, Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by Deed of Trust (Wrap - Around) 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 in MARCH 2023, the same being MARCH 7th, 2023, the property set out in and described by the Deed of Trust (Wrap - Around), 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 interest, estates reversions and reminders as may be granted by the Deed of Trust (Wrap - Around).

The above-described property is being sold subject to all matters which is prior to the Deed of Trust (Wrap - Around), 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.

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THE FORECLOSURE SALE WILL TAKE PLACE ON THE FRONT STEPS OF THE SAN JACINTO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT, PURSUANT TO SECTION 51,0002 OF THE 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 IMMEDIATELY.

WITNESS my hand on 18th of January, 2023.

*David Scheffler by: Grant Scheffler POA*

DAVID B. SCHEFFLER  
Trustee  
10200 Hempstead Rd. Suite 1-H  
Houston, Texas. 77092

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the 18<sup>th</sup> day of January, 2023, by **DAVID B. SCHEFFLER.**



NOTARY PUBLIC-STATE OF TEXAS *Stephanie Segura*  
Printed Name: Stephanie Segura  
Expires: 09-30-2025

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**EXHIBIT A**

**BEING BLOCK SIX (6) LOT TEN (10), OUT OF TRAILS END, PHASE 1, BEING 1.5000 ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLAT THEREOF; RECORDED IN VOLUME 297, PAGES 125, 126 & 127, OF THE REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS.**

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Accepted for Filing in:

San Jacinto County

On: Feb 14, 2023 at 11:28A

By Dawn Wright

## NOTICE OF FORECLOSURE SALE

February 13, 2023

### Deed of Trust ("Deed of Trust"):

Dated: July 29, 2022

Grantor: EHOP INVESTMENTS, LLC

Trustee: Sowell, Alvares & Walls, PLLC

Lender: QUICK LENDING, LLC

Property: Being Lots One (1), Two (2) and Three (3), Block Four (4), of CAMILLA LAKE SITES SECTION ONE (1), a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 86, Page 396, of the Deed Records of San Jacinto County, Texas.

Address: 1261 Camilla Lake Rd, Coldspring, TX 77331

Recorded: 8/01/2022, file number 20225350 in the Official Public Records of SAN JACINTO County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of TWO HUNDRED FIFTY-SEVEN THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (US \$257,800.00), executed by EHOP INVESTMENTS, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated July 29, 2022 and executed by Eric Hopper.

Substitute Trustee: Tommy Jackson, Keata Smith, Stephanie Hernandez

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

### Foreclosure Sale:

Date: Tuesday, March 7, 2023

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time

Place: 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



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Term 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 TEXAS REAL ESTATE FUND I LP's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TEXAS REAL ESTATE FUND I LP, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If TEXAS REAL ESTATE FUND I LP passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by TEXAS REAL ESTATE FUND I LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.


Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

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**THIS INSTRUMENT NOTES 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.**

**PETERKA & ASSOCIATES, PLLC.**

  
\_\_\_\_\_  
**Joseph J. Peterka III**  
14002 Pinerock Lane  
Houston, TX 77079  
(281) 435-7359  
joe@peterkalaw.com  
Attorney for TEXAS REAL ESTATE FUND I LP

**NOTICE OF TRUSTEES SALE**

On: Feb 14, 2023 at 12:17P

**"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."**

By Dawn Wright

DATE: February 9, 2023

DEED OF TRUST:

DATE: July 6, 2020  
GRANTOR JUDY DIANNE EATON  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: CANELO INVESTMENTS, LLC  
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO  
RECORDED IN: Document # 20204320 of the Real Property Records of SAN JACINTO County, Texas.  
PROPERTY: BEING 0.679 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES RANKIN SURVEY, A-39, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 220, PAGE 74 & 78, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN 43802, 43805)

NOTE:

DATE: July 6, 2020  
AMOUNT: Eighteen Thousand Nine Hundred Fifty Dollars and No Cents ( \$ 18,950.00 )  
MAKER: JUDY DIANNE EATON  
PAYEE: CANELO INVESTMENTS, LLC  
HOLDER and BENEFICIARY: CANELO INVESTMENTS, 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, MARCH 7th, 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.

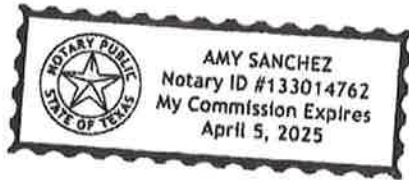
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above 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 February 9, 2023



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

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

By Dawn Wright

**Deed of Trust****Date:** January 28, 2019**Grantor(s):** Jesse Webb Tausch and Edward Keith Tindol**Mortgagee:** Wiz Investments, LLC, A Texas Limited Liability Company**Recorded in:** Clerk's File No. 20191634**Property County:** San Jacinto County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in San Jacinto County, Texas, being more particularly described as Lots Seventy-One (71) and Seventy-Two (72), Section Two (2), of Outlaw Ridge Estates, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 110, Page 220 of the Deed Records of San Jacinto County, Texas, (more particularly described in the Loan Documents)

**Date of Sale:** March 07, 2023**Earliest Time Sale will Begin:** 1:00 PM

**Place of Sale of Property:** Designated area by Commissioner's Court of San Jacinto County, being the San Jacinto County Courthouse. or as further designated by the County Commissioner's Court.

The Trustee or Substitute Trustee will sell the property by the 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.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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**

**ACTIVE MILITARY SERVICE NOTICE**

**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 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.**

The Mortgagee, whose address is:

Wiz Investments, LLC, A Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 14th day of February, 2023



**Donna Caddenhead, or David Garvin, or  
Penney Thorton, or Sharon St. Pierre, or  
Kelly Goddard Susana Garcia, or Donna  
Brammer, or Katrina Rodriguez, or Cesar  
Acosta, or Christopher Apodaca, or Sean  
Jochnau, or Rinki Shah, or Theresa Phillips,  
or Sandra Benavides or David Cerda or  
Jose Martinez, or Renaud Ba, or Lilian  
Arias, or Angelique Lozada, or Enrique  
Loera or Vanessa Lopez or Craig Weeden  
or Erica Feece**

**Trustee or Substitute Trustee**  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

**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 8, 2004, MISTY BOSLEY conveyed to JOHN DAVIS, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 3, Block 5 Out of TRAILS END ESTATES, Phase ONE, being 1.5000 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 125, 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 \$55,955.00 executed by MISTY BOSLEY and made payable to 5-G, 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. 04-7549, Volume 33013, 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 7TH day of MARCH, 2023, 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 FEBRUARY 7, 2023.

  
\_\_\_\_\_  
JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

5-G, INC., a TEXAS CORPORATION NKA 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 JUNE 8, 2004, JASON BYRNE conveyed to JOHN DAVIS, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 3, Block 5 Out of TRAILS END ESTATES, Phase ONE, being 1.5000 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 125, 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 \$55,955.00 executed by JASON BYRNE and made payable to 5-G, 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. 04-7549, Volume 33013, 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 7TH day of MARCH, 2023, 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 FEBRUARY 7, 2023.

  
\_\_\_\_\_  
JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

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