

00000166

Accepted for Filing in:

San Jacinto County

Deed of Trust Date:
10/4/2016

Grantor(s)/Mortgagor(s):
STEPHEN EMERSON, A SINGLE PERSON, ~~Due Aug 04, 2022~~ at 12:40P

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP
MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

By Amber Whited

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20165774

Property County:
SAN JACINTO

Mortgage Servicer:
LoanCare, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3637 Sentara Way,
Virginia Beach, VA 23452

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Date of Sale: 10/4/2022

Earliest Time Sale Will Begin: 1:00PM

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 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Tommy Jackson, Keata Smith, Stephanie Hernandez
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-93568-POS
Loan Type: FHA

A TRACT OR PARCEL OF LAND CONTAINING 7.4462 ACRES (324,356 SQUARE FEET) SITUATED IN THE EDWARD LABRINTZ SURVEY, ABSTRACT NO. 202, SAN JACINTO COUNTY, TEXAS AND BEING THAT SAME CALLED 7.4853 ACRE TRACT CONVEYED TO C.R. BARNES, ET UX, RECORDED IN VOLUME 168, PAGE 43, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS (O.P.R.S.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the east right-of-way (ROW) line of Brown Road for the common Southwest corner of herein described Tract and then northwest corner of a tract conveyed to Lottie Rita Howell, recorded in Deed No. 09-6324, O.P.R.S.J.C.T.;

THENCE N $00^{\circ}46'00''$ E, 258.69', along the common West line of herein described Tract and the east ROW line of said Brown Road, to a point for the common southerly Northwest corner of herein described Tract and the southwest corner of a called 0.0307 acre tract conveyed to Anna Burkett, recorded in Volume 165, Page 168 (Save & Except in Vol. 168, Pg. 24) O.P.R.S.J.C.T.;

THENCE S $89^{\circ}31'53''$ E, 256.77', departing the east ROW line of said Brown Road and along a common North line of herein described Tract and the south line of said called 0.0307 acre tract conveyed to Anna Burkett, to a point for the common interior corner of herein described Tract and the southeast corner of said called 0.0307 acre tract conveyed to Anna Burkett;

THENCE N $03^{\circ}36'23''$ W, 86.72', along a common West line of herein described Tract and the east line of said called 0.0307 acre tract conveyed to Anna Burkett, to a found $\frac{5}{8}$ " iron rod in the south line of a called 8.20 acre tract conveyed to Richard Boone, recorded in Deed No. 20161742, O.P.R.S.J.C.T. for the common northerly Northwest corner of herein described Tract and the northeast corner of said called 0.0307 acre tract conveyed to Anna Burkett;

THENCE S $89^{\circ}11'19''$ E, 744.75', along the common North line of herein described Tract and the south line of said called 8.20 acre tract conveyed to Richard Boone, to a point for the Northeast corner of herein described Tract, from which a found fence corner post Bears $N57^{\circ}18'49''$ W, 1.08';

THENCE S $00^{\circ}55'36''$ W, 349.25', along the East line of herein described Tract, to a found 1" iron pipe for the Southeast corner of herein described Tract;

THENCE N $89^{\circ}09'23''$ W, 993.77', along the common South line of herein described Tract and the north line of said tract conveyed to Lottie Rita Howell to the POINT OF BEGINNING containing 7.4462 acres (324,356 square feet) of land.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTED 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 October 16, 2020 and recorded under Clerk's File No. 20207462, in the real property records of SAN JACINTO County Texas, with Colt Allen White, A Married Man, Joined Herein Pro Forma by his Wife, Shellbie White as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Sun West Mortgage Company, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Colt Allen White, A Married Man, Joined Herein Pro Forma by his Wife, Shellbie White securing payment of the indebtedness in the original principal amount of \$184,948.00 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 Colt Allen White. Sun West Mortgage Company, Inc. 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. Sun West Mortgage Company, Inc. is acting as the Mortgage Servicer for the Mortgagee. Sun West Mortgage Company, Inc., is representing the Mortgagee, whose address is: 6131 Orangethorpe Avenue, Suite 500, , Buena Park, CA 90620.

Legal Description:

BEING A 7.05 ACRE TRACT OF LAND SITUATED IN THE URIAH GIBSON SURVEY, ABSTRACT NO. 133, SAN JACINTO COUNTY, TEXAS, PART OF A 6 2/3 ACRE TRACT DESCRIBED IN VOLUME 164, PAGE 322 OF THE DEED RECORDS AND A 1.0 ACRE TRACT DESCRIBED IN VOLUME 216, PAGE 399 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 7.05 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 10/04/2022

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

44-22-1492
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, Keata Smith, Kyle Barclay, Margie Allen, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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 08/08/2022.

/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. 44-22-1492

EXHIBIT A

00000180

Legal description of land:

BEING a 7.05 acre tract of land situated in the Uriah Gibson Survey, Abstract No. 133, San Jacinto County, Texas, part of a 6 2/3 acre tract described in Volume 164, Page 322 of the Deed Records and a 1.0 acre tract described in Volume 216, Page 399 of the Official Records of San Jacinto County, Texas, said 7.05 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southerly line of said 6 2/3 acre parent tract, the southeasterly corner of a 0.686 acre tract described in deed to Hamzy recorded in Volume 236, Page 309 of said Official Records, in the northerly line of the Morris Chappel 10 acre tract recorded in Volume 192, Page 514;

THENCE with the easterly line of Hamzy's 0.686 acre tract North 14° 25' 00" East 422.34 feet to a 1/2 inch iron rod found for its northeasterly corner, in the northerly line of said 6 2/3 acre parent tract;

THENCE with the northerly line of the 6 2/3 acre tract South 89° 47' 00" East 741.01 feet to a 1 point for the northeasterly corner of said 6 2/3 acre tract;

THENCE South 35° 06' 00" West 30.18 feet to a point for the northwesterly corner of said 1.0 acre tract;

THENCE South 89° 47' 00" East 202.84 feet to a 1/2 inch sucker rod for the northeasterly corner of said 1.0 acre tract and the herein described 7.05 acre tract, and the northwesterly corner of the James Nutt 16.638 acre tract described in Volume 228, Page 817 of said Official Records;

THENCE with the westerly line of the Nutt 16.638 acre tract the following courses:

South 34° 00' 00" West 247.10 feet to a 3/4 inch iron rod for the southeasterly corner of said 1.0 acre tract;

South 90° 00' 00" West 209.18 feet to a 3/4 inch iron rod for the southwesterly corner of said 1.0 acre tract;

South 37° 39' 17" West 222.67 feet to a 2 inch iron pipe for the southeasterly corner of said 6 2/3 acre parent tract and northeasterly corner of the Chappel 10 acre tract;

THENCE with the common line of the 6 2/3 acre tract and Chappel's 10 acre tract North 89° 57' 43" West 548.26 feet to the POINT OF BEGINNING.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

00000187

Accepted for Filing in:

San Jacinto County

On: Aug 22, 2022 at 04:09P

By Cindy Henderson

Notice of Foreclosure Sale

(Trustee Sale)

Date : August 18th, 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, Texas

SALE INFORMATION:

Date of Sale: Tuesday, October 4th, 2022

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

Opening Bid: \$22,209.56, 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.

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

August 18th, 2022

CM # 7022 0410 0003 3134 2941

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San Jacinto County

On: Sep 01, 2022 at 09:06A

By Amber Whitelid

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: BEING TRACT OR LOT FIFTY-SIX, 56.0F OLD LANGHAM PLANTATION, SECTION THREE 3, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 52, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/15/2012 and recorded in Document 2012002815 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: 10/04/2022

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 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 TOM ROBERTSON AND MADIA ROBERTSON, provides that it secures the payment of the indebtedness in the original principal amount of \$224,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note; REVERSE MORTGAGE SOLUTIONS, INC. 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 REVERSE MORTGAGE SOLUTIONS, INC. c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 258th District Court of San Jacinto County on 02/16/2022 under Cause No. CV16,921. 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.

Brandon M. Balle

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

Marla 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, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, I declare under penalty of perjury that on 9-1-22 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.



20-000172-136-1 of 21 BELDENBERRY ROAD, SHEPHERD,

4758804

NOTICE OF TRUSTEE'S SALE

Accepted for Filing in:

STATE OF TEXAS

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§

San Jacinto County

On: Sep 06, 2022 at 12:49P

COUNTY OF SAN JACINTO

By Cindy Henderson

Whereas pursuant to that one certain Deed of Trust dated **March 3, 2020**, executed by **WILL T. MILLER and spouse, TERESA SUE MILLER** "Mortgagor" and filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20201860** of the Deed of Trust Records of San Jacinto County, Texas, Mortgagor conveyed to **ERIC R. HIRD**, the Trustee named in the Deed of Trust, all of Mortgagor's right, title, and interest in and to the real property situated in San Jacinto County, Texas, and described as follows:

Tract 8, being a 0.9295 acre tract of land situated in the Samuel McClelland Survey, Abstract No. 233, San Jacinto County, Texas and being out of and a part of a 11.1062 acre tract of land (called 11.1 acres) conveyed to Paul Kenneth Kittrell by deed filed for record under S.J.C.F.NO. 04-4080, R.P.R.S.J.C.T., said 0.9295 acres of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein (collectively the "Property");

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated **March 3, 2020**, in the original principal amount of **\$42,500.00** executed by **WILL T. MILLER and spouse, TERESA SUE MILLER** and payable to the order of **HIRD 2016 INVESTMENT, LLC Series 3** ; and

Whereas the Deed of Trust was filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20201860**; and,

Whereas, the Deed of Trust was Transferred and assigned the Note and Deed of Trust to **HIRD 2016 INVESTMENT, LLC, a Texas limited liability company ("Beneficiary")** by instrument filed of record in the office of the clerk of Real Property Records of San Jacinto County under **Clerk's File Number 20201861**; and,

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust; and,

Whereas the Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the San Jacinto County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, **ERIC R. HIRD**, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21

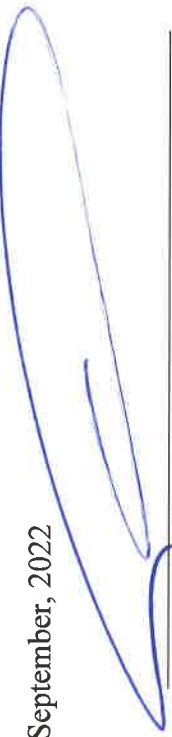
consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **October, 2022 (October 4, 2022)**, at the area inside the main lobby of the San Jacinto County Courthouse, at 1 Tx 150, Coldspring, Texas 77331, 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, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 11:00 A.M. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Trustee to conduct the sale.

Witness my hand this 6 day of September, 2022



ERIC R. HIRD, Trustee
1725 Hughes Landing Blvd., Suite 860
The Woodlands, Texas 77380

STATE OF TEXAS

COUNTY OF MONTGOMERY

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§
§

This instrument was acknowledged before me on this 6 day of September, 2022 by ERIC R. HIRD.


Notary Public for the State of Texas



00000193

EXHIBIT "A"

ROBINSON SURVEYING, INC.
P.O. BOX 11925
SPRING, TX 77391

TRACT 8

Fieldnotes for a survey of a 0.9295 acre tract of land situated in the Samuel McClelland Survey, Abstract No. 233, San Jacinto County, Texas and being out of and a part of a 11.1062 acre tract of land (called 11.1 acres) conveyed to Paul Kenneth Kittrell by deed filed for record under S.J.C.F.NO. 04-4080, R.P.R.S.J.C.T., said 0.9295 acres of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod set in the West line of a U.S. Forest Service tract designated as "Tract J12, recorded in Vol. 32, Pg. 303, D.R.S.J.C.T. at the Southeast corner of a called 3.914 acre tract conveyed to Mark Hamilton and wife, Ladonyce Hamilton by deed filed for record under S.J.C.C.F.NO. 2014001470, R.P.R.S.J.C.T. and being the Northeast corner of said 11.1062 acre tract of land;

THENCE S 40 deg. 45 min. 11 sec. W (basis of bearings), a distance of 699.39 feet with the West line of said Tract J12 and the East line of said 11.1062 acre tract to a 5/8 inch iron rod set in the West line of said Tract J12 and the East line of said 11.1062 acre tract and being the Northeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE S 40 deg. 45 min. 11 sec. W, a distance of 100.00 feet continuing with the West line of said Tract J12 and the East line of said 11.1062 acre tract to a 5/8 inch iron rod set in the West line of said Tract J12 and the East line of said 11.1062 acre tract at the Southeast corner of the herein described tract of land;

THENCE N 49 deg. 10 min. 00 sec. W, passing at a distance of 392.32 feet, a 5/8 inch iron rod set for reference and continuing 20.00 feet for a total distance of 412.32 feet to a point in the East line of a called 4.02 acre tract conveyed to Frank R. Bruscato and Joyce M. Bruscato by deed filed for record under S.J.C.C.F.NO. 085407, R.P.R.S.J.C.T., being in the West line of said 11.1062 acre tract, and the centerline of N. Butch Arthur Road, a county maintained road as set forth in Vol. 148, Pg. 501, D.R.S.J.C.T. and being the Southwest corner of the herein described tract of land;

THENCE N 49 deg. 13 min. 40 sec. E, (called N. 49 deg. 16 min. 32 sec. E), a distance of 101.08 feet with the East line of said 4.02 acre tract, the West line of said 11.1062 acre tract and with the centerline of said N. Butch Arthur Road to a point in the East line of said 4.02 acre tract, the West line of said 11.1062 acre tract and being the Northwest corner of the herein described tract of land;

THENCE S 49 deg. 10 min. 00 sec. E, passing at a distance of 20.00 feet, a 5/8 inch iron rod set for reference and continuing 377.42 feet for a total distance of 397.42 feet to the **POINT OF BEGINNING** and containing 0.9295 acres (40,487 sq.ft.), of land.



Thomas G. Robinson
THOMAS G. ROBINSON, R.P.L.S. #1874

00000196

San Jacinto County

Mon Sep 12, 2022 at 09:12A

By Amber Phillips

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

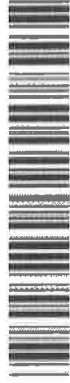
San Jacinto County Texas Home Equity Security Instrument

Date of Security Instrument: August 31, 2006
Amount: \$55,227.53
Grantor(s): CAROLYN KAY TERRY, CAROLYN KAY SHIPP, CHARLIE MONROE SHIPP WIFE AND HUSBAND CITIFINANCIAL, INC.
Original Mortgagee:
Current Mortgagee: ATLANTICA, LLC
Original Trustee: DEANNA PHILLIPS
Mortgage Servicer and Address: Land Home Financial Services, Inc.
3611 S. Harbor Blvd. #100
Santa Ana, CA 92704
Recording Information: Recorded on 9/8/2006, as Instrument No. 06-6702 Page 28911
San Jacinto County, Texas
Legal Description: BEING 0.60 ACRE OF LAND, OUT OF AND A PART OF THE M.G. STEPHENS LEAGUE SAN JACINTO COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale: 10/4/2022
Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted 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 foreclosures 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.

WHEREAS, Final Judgment was entered on 4/13/2022, under Cause No. CV16,682, in the 258th Judicial District Judicial District Court of San Jacinto County, Texas;

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, KEATA SMITH, STEPHANIE HERNANDEZ, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.



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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 state above or within three (3) hours after that time.

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 Texas Home Equity Security Instrument, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 8/31/2022.

By: _____



Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:

ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS Number: 069120-TX

TS # 069120-TX

EXHIBIT "A"

BEING 0.60 ACRE OF LAND, OUT OF AND A PART OF THE M.G. STEPHENS LEASUE SAN JACINTO COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 10 ACRE TRACT KNOWN AS TRACT FIVE IN THE PARTITION OF THE J.E. HOPKINS, ET UX. MYRTLE D HOPKINS 104.57 ACRE ESTATE, SAID 0.60 ACRE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY ROW LINE OF FM HWY 156, THE NE CORNER OF TRACT FIVE AND THE SE CORNER OF TRACT FOUR; THENCE N 85 DEG 30' W, A DISTANCE OF 387.20 FEET, 1/2" IP FOR THE NW CORNER OF THIS TRACT; THENCE S 04 DEG 30' W, A DISTANCE OF 67.50 FEET, 1/2" IP FOR THE SW CORNER OF THIS TRACT; THENCE S 85 DEG 30' E, A DISTANCE OF 387.20 FEET 1/2" IP IN THE WESTERLY ROW OF FM HWY. 156 FOR THE SE CORNER OF THIS TRACT; THENCE N 04 DEG 30' E, WITH THE WESTERLY ROW OF FM HWY. 156 A DISTANCE OF 67.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.60 ACRE OF LAND.

00000197

Accepted for Filing in

San Jacinto County

On: Sep 12/2022 at 01:06P

By Amber Whitteb 20120134001562

3360 US HIGHWAY 190 WEST
POINT BLANK, TX 77364

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: October 04, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH END OF THE SAN JACINTO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 16, 2006 and recorded in Document CLERK'S FILE NO. 06-3755 AS AFFECTED BY CLERK'S FILE NO. 07-1043 real property records of SAN JACINTO County, Texas, with JESSE THIRDGOOD AND JOYCE THIRDGOOD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JESSE THIRDGOOD AND JOYCE THIRDGOOD, securing the payment of the indebtedness in the original principal amount of \$98,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-EQ1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



00000197

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09/12/2022 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.



Declarants Name: Kevin McCarthy

Date: 09/12/2022

20120134001562

SAN JACINTO

EXHIBIT "A"

FIELD NOTES OF 1.00 ACRE OF LAND, MORE OR LESS, OUT OF THE JESSIE HARDY SURVEY, ABSTRACT 156 IN SAN JACINTO COUNTY, TEXAS AND BEING THE 1.00 ACRE TRACT CONVEYED TO JESSE AND JOYCE THIRDDGOOD AND RECORDED IN VOLUME 254, PAGE 778 OF THE DEED RECORDS IN SAN JACINTO COUNTY, TEXAS AND BEING A PART OF A 4 ACRE TRACT CONVEYED TO JOHNNIE MILLER DATED NOVEMBER 6, 1943 AND RECORDED IN VOLUME 46, PAGE 197 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS AND BEING 0.075 OF AN ACRE OF THE 0.32 OF AN ACRE TRACT REMAINING ON THE SOUTH SIDE OF STATE HIGHWAY 190 AFTER THE NEW RIGHT-OF-WAY WAS ACQUIRED FROM GUY CANDLER ET AL., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE 2.00 ACRE IDA WILLIAMS TRACT AS DESCRIBED IN VOLUME 48, PAGE 169 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS AND THE NORTHWEST CORNER OF THE 4.00 ACRE JOHNNIE MILLER TRACT, THENCE WITH THE EAST LINE OF THE 2.00 ACRE IDA WILLIAMS TRACT AND THE WEST LINE OF THE 4.00 ACRE JOHNNIE MILLER TRACT, SOUTH 10 DEG 24' 00" EAST 8.58 FEET TO A 1/2 INCH STEEL PIN SET ON THE NEW SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 190 FOR THE NEW NORTHEAST CORNER OF THE IDA WILLIAMS TRACT AND THE NORTHWEST CORNER OF THE 1.00 ACRE JESSE AND JOYCE THIRDDGOOD TRACT FOR THE POINT OF BEGINNING;

THENCE WITH THE NEW SOUTH MARGIN OF STATE HIGHWAY 190 AND THE NORTH LINE OF THE 1.00 ACRE JESSE AND JOYCE THIRDDGOOD TRACT FOR THE FOLLOWING CALLS:

NORTH 82 DEG 57' 00" EAST, AT 18.50 FEET PASS THE NORTHWEST CORNER OF THE SAID 0.075 ACRE GUY CANDLER TRACT A TOTAL DISTANCE OF 77.98 FEET TO A STEEL PIN FOR AN ANGLE CORNER;

SOUTH 80 DEG 13' EAST FOR 81.31 FEET TO A STEEL PIN FOR THE NORTHEAST CORNER OF THE 1.00 ACRE JESSE AND JOYCE THIRDDGOOD TRACT AND THE NORTHEAST CORNER OF THE SAID 0.075 ACRE GUY CANDLER TRACT;

THENCE WITH THE EAST LINE OF THE 1.00 ACRE JESSE AND JOYCE THIRDDGOOD TRACT AND THE EAST LINE OF SAID 0.075 ACRE GUY CANDLER TRACT, SOUTH 10 DEG 24' 00" EAST, AT 19.40 FEET PASS THE SOUTHEAST CORNER OF THE SAID 0.75 ACRE GUY CANDLER TRACT FOR A TOTAL DISTANCE OF 262.27 FEET TO A STEEL PIN FOR THE SOUTHEAST CORNER OF THE 1.00 ACRE JESSE AND JOYCE THIRDDGOOD TRACT;

THENCE WITH THE SOUTH LINE OF THE 1.00 ACRE JESSE AND JOYCE THIRDDGOOD TRACT, SOUTH 80 DEG 34' 80" WEST FOR 154.19 FEET TO A STEEL PIN ON THE EAST LINE OF THE 2.00 ACRE JOHNNIE MILLER TRACT FOR THE SOUTHWEST CORNER OF THE 1.00 ACRE JESSE AND JOYCE THIRDDGOOD TRACT;

THENCE WITH THE EAST LINE OF THE 2.00 ACRE IDA WILLIAMS TRACT AND THE WEST LINE OF THE 4.00 ACRE JOHNNIE MILLER TRACT AND THE WEST LINE OF THE 1.00 ACRE JESSE AND JOYCE THIRDDGOOD TRACT, NORTH 10 DEG 24' 00" WEST FOR 292.19 FEET TO THE POINT OF BEGINNING.

On: Sep 13, 2022 at 08:09A
By: Haber, Whitfield**NOTICE OF TRUSTEES 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: September 8, 2022

DEED OF TRUST:

DATE: March 7, 2022
GRANTOR LINDA F GOMEZ-MARTINEZ
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO
RECORDED IN: Document # 20222151 of the Real Property Records of SAN JACINTO
County, Texas.
PROPERTY: BEING LOT 547, LAKESIDE VILLAGE SUBDIVISION #4, SAN JACINTO
COUNTY, TEXAS, DESCRIBED IN VOLUME 119, PAGE 822, OFFICIAL
RECORDS OF SAN JACINTO COUNTY, TEXAS. (R72939)

NOTE:

DATE: March 7, 2022
AMOUNT: Eighteen Thousand Nine Hundred Fifty Dollars and No Cents (\$ 18,950.00)
MAKER: LINDA F GOMEZ-MARTINEZ
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, OCTOBER 4th, 2022

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 September 8, 2022



NOTARY PUBLIC
STATE OF TEXAS
Amy Sanchez
04/05/25

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

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE Sep 13 2022 at 10:10A

By Amber Whitte

Deed of Trust

Date March 06, 2018
Grantor(s): Wsvaldo Rodriguez Camarillo, a/k/a Wsvaldo C. Rodriguez a/k/a Wsvaldo Camarillo Rodriguez a/k/a Wsvaldo Rodriguez and Herlendea Velasquez Rodriguez
Original Payee: Post Oak Bank, N.A.
Deed of Trust: Executed March 06, 2018, recorded in the public records of San Jacinto County, Texas, in or under File No. 2018020590
Current Mortgagee: Texas Capital Loans, LLC, a Delaware Limited Liability Company
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 Being Lot Three (3), Block Two (2), Of Peach Creek Estates Section One (1), A Subdivision In San Jacinto County, Texas, As Shown By The Map Or Plat Thereof Recorded Under Clerk's File 09-2365, Page 8687 Of The Official Public Records Of San Jacinto County, Texas, (more particularly described in the Loan Documents)

Date of Sale: October 04, 2022

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.

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 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.

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The Mortgagee, whose address is:
Texas Capital Loans, LLC, A Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 13th day of September, 2022

Donna Caddendea

Donna Caddendea or David Garvin or Penney
Thornon or Sharon St Pierre or Kelly Goddard or
Susana Garcia or Donna Brammer or Katrina
Rodriguez or Cesar Acosta or Christopher
Apodaca or Alicia Ortega or Sean Jochmau or
Rinki Shah or Theresa Phillips or Sandra
Benavides or David Cerda or Jose Martinez or
Renaud Ba or David Garvin or Ruby Ponce or
Craig Weedon or Erica Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057