

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.**

Matter No.: 099332-TX

Date: January 13, 2022

County where Real Property is Located: San Jacinto

ORIGINAL MORTGAGOR: JAKE THOMAS RUTHERFORD, A MARRIED MAN, JOINED IN EXECUTION BY SPOUSE, CIARA RUTHERFORD

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NATIONS LENDING CORPORATION, AN OHIO CORPORATION

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 4/21/2017, RECORDING INFORMATION: Recorded on 4/24/2017, as Instrument No. 20172258 Deed of Trust Re-recorded on 03/29/2018 as Instrument No. 20181709 and later modified by a loan modification agreement recorded as Instrument 20183679 on 06/18/2018

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING LOT SEVEN (7), OF RAGSDALE SPRINGS SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 128, PAGE 67, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/1/2022**, the foreclosure sale will be conducted in **San Jacinto** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for NATIONS LENDING CORPORATION, AN OHIO CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NATIONS LENDING CORPORATION, AN OHIO CORPORATION
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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




Matter No.: 099332-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 AUCTION.COM, TOMMY JACKSON, KEATA SMITH, 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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: 
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

00000014

Accepted for Filing in:

San Jacinto County

On: Jan 19, 2022 at 02:47P

By: Celenia Willis

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: January 12, 2022

DEED OF TRUST:

DATE: December 21, 2020

GRANTOR MARIA DE LA LUZ NARANJO SOSA & SERGIO CORONA

TRUSTEE: ELVA L CARREON-TIJERINA

BENEFICIARY: CANELO INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO

RECORDED IN: Document # 20210941 of the Real Property Records of SAN JACINTO County, Texas.

PROPERTY: BEING LOT 24, CEDAR LAKE ESTATES SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 203, PAGE 247, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN 53757)

NOTE:

DATE: December 21, 2020

AMOUNT: Fifteen Thousand Four Hundred Fifty Dollars and No Cents (\$ 15,450.00)

MAKER: MARIA DE LA LUZ NARANJO SOSA & SERGIO CORONA

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 1st, 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.

00000014

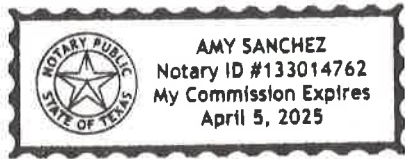
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above 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 January 12, 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

00000014

Filed for Record in:
San Jacinto County

On: Jan 19, 2022 at 02:47P

As a
Posting Notices

Document Number: 00000014

Amount 3.00

Receipt Number - 50733

By:
Celenia Willis

STATE OF TEXAS

COUNTY OF SAN JACINTO

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

Jan 19, 2022

Dawn Wright, County Clerk
San Jacinto County, Texas

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: January 12, 2022

DEED OF TRUST:

DATE: August 31, 2021
GRANTOR JOSE DAMIAN AGUILAR RODRIGUEZ & MARLENIS JACQUELINE ESPANA
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO
RECORDED IN: Document # 20216534 of the Real Property Records of SAN JACINTO
County, Texas.
PROPERTY: BEING LOT(S) 99, 101, 103 & 105 LAKE RUN-A-MUCK ESTATES #7,
SAN JACINTO COUNTY, TEXAS AS DESCRIBED IN A DEED
RECORDED IN THE SAN JACINTO COUNTY OFFICIAL RECORDS TO
WHICH INSTRUMENT IS MADE FOR ALL LEGAL PURPOSES. (PIDN
70519, 70521, 70523, 70525)

NOTE:

DATE: August 31, 2021
AMOUNT: Eighty Five Thousand Four Hundred Fifty Dollars and No Cents (\$ 85,450.00)
MAKER: JOSE DAMIAN AGUILAR RODRIGUEZ & MARLENIS JACQUELINE ESPANA
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 1st, 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.

00000015

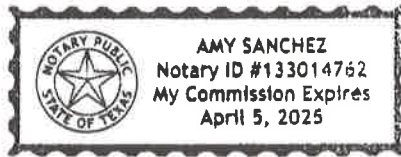
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above 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 January 12, 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

00000015

Filed for Record in:
San Jacinto County

On: Jan 19, 2022 at 02:47P

As a
Posting Notices

Document Number: 00000015

Amount 3.00

Receipt Number - 50733

By,
Celenia Willis

STATE OF TEXAS

COUNTY OF SAN JACINTO

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

Jan 19, 2022

Dawn Wright, County Clerk
San Jacinto County, Texas

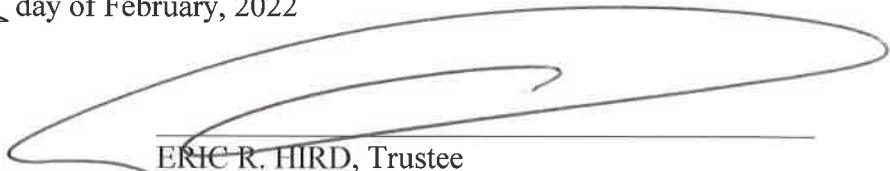
Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **March, 2022 (March 1, 2022)**, at the area inside the main lobby of the San Jacinto County Courthouse, at 1 Tx 150, Coldspring, Texas 77331, or 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 2 day of February, 2022

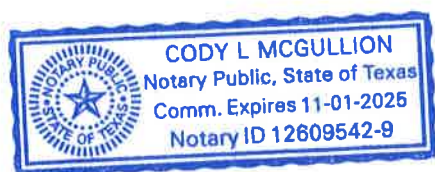


ERIC R. HIRD, Trustee
1725 Hughes Landing Blvd., Suite 860
The Woodlands, Texas 77380

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this 2 day of February, 2022 by ERIC R. HIRD.


Notary Public for the State of Texas



Notice of Substitute Trustee's Sale

Date: February 4, 2022
Substitute Trustee: Jeff "Marty" Barnhill
Lender: Della K. Cash
Note: Original principal sum of \$100,000.00 dated February 26, 2002

Deed of Trust

Date: February 26, 2002

Grantor: Della K. Cash

Lender: Peoples State Bank

Recording information:

Deed of Trust, Security Agreement – Financing Statement dated February 26, 2002 filed for record at Volume 1654, Page 7109 of the Official Public Records of San Jacinto County, Texas, said Note being extended by a Real Estate/Construction Extension/Rearrangement Agreement dated October 10, 2019 filed for record as Document 20200021 of the Official Public Records of San Jacinto County, Texas

Property:

Being 3.288 acres of land, more or less, situated in the William Hardin Survey, Abstract 20, San Jacinto County, Texas, and being the residue of that certain called 1.21 acres and all those certain called 0.66, 1.29 and 1.29 acre tract conveyed to Douglas Lynn Mildord by deeds recorded in Volume 242, Page 120 (1.21 and 0.66 acre tracts), Volume 243, Page 545 (1.29 acres) and Volume 246, Page 580 (1.29 acres) of the Official Public Records of San Jacinto County, Texas, said 3.288 acres being more particularly described by metes and bounds in Exhibit "A" attached.

County: San Jacinto County, Texas

Date of Sale (first Tuesday of month): March 1, 2022

Time of Sale: 1:00 PM, or within three hours thereafter.

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.

00000021

C. W. Miller is Trustee under the Deed of Trust. Lender has appointed Jeff "Marty" Barnhill and/or Joshua L. McMahon IV as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Jeff "Marty" Barnhill, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.

EXHIBIT "A"

FIELDNOTES TO 3.288 ACRES OF LAND AS SITUATED IN THE WILLIAM HARDIN SURVEY, A-20, SAN JACINTO COUNTY, TEXAS, AND BEING THE RESIDUE OF THAT CERTAIN CALLED 1.21 ACRES AND ALL THOSE CERTAIN CALLED 0.66, 1.29 AND 1.29 ACRE TRACTS CONVEYED TO DOUGLAS LYNN MILFORD BY DEEDS RECORDED IN VOLUME 242, PAGE 120 (1.21 AND 0.66 ACRE TRACTS), VOLUME 243, PAGE 545 (1.29 ACRES) AND VOLUME 246, PAGE 580 (1.29 ACRES) OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 3.288 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod found for the northeast corner of this and of said 1.29 acres described in said Volume 246, Page 580, same being the southeast corner of the Arlon Miller residue of a 5.3 acre tract described in Volume 52, Page 93 of the deed records of said county, and being on the west right of way of U. S. Highway 59;

THENCE: S 29° 00' W 2141.51 Ft., with said west right of way, to a 1/2 inch iron rod found for the southeast corner of this and of the residue of said 1.21 acres, same being the northeast corner of the Ronald W. Peebles 0.171 acre tract described in Volume 312, Page 964 of said official records;

THENCE: N 60° 00' W 73.21 Ft., with the north line of said 0.171 acre to its northwest corner, a 1/2 inch iron rod found for the southwest corner of this and of said residue tract, and being on the east right of way of the H. E. & W. T. Railroad;

THENCE: N 30° 21' E 18.56 Ft., with said east right of way, to a 1/2 inch iron rod set for the point of curvature of a curve to the left;

THENCE: NORTHEASTERLY 231.51 Ft., with said east right of way curve, having a central angle of 01° 09' 00", a radius of 11,534.16 Ft. and a long chord bearing N 29° 46' 30" E 231.50 Ft. to a 1/2 inch iron rod set for the point of tangency of said curve;

THENCE: N 29° 12' E 1891.31 Ft., continuing with said east right of way, to a 1/2 inch iron rod set for the northwest corner of this and of said 1.29 acres, same being the southwest corner of said Miller residue tract;

THENCE: S 60° 00' E 63.04 Ft., with the south line of said Miller residue tract, to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 3.288 ACRES OF LAND, MORE OR LESS.**

00000021

Filed for Record in:
San Jacinto County

On: Feb 07,2022 at 09:31A

As a
Posting Notices

Document Number: 00000021

Amount 3.00

Receipt Number - 51126

By,
Amber Whited

STATE OF TEXAS

COUNTY OF SAN JACINTO

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

Feb 07,2022

Dawn Wright, County Clerk
San Jacinto County, Texas