

On: Jul 20, 2023 at 02:05P

NOTICE OF SUBSTITUTE TRUSTEE SALE**Deed of Trust Date:**  
6/30/2004**Grantor(s)/Mortgagor(s):**  
NANCY C WHITE, A MARRIED WOMAN AND  
STAN WHITE**Original Beneficiary/Mortgagee:**  
NEW CENTURY MORTGAGE CORPORATION**Current Beneficiary/Mortgagee:**  
Deutsche Bank National Trust Company, as Trustee for  
Morgan Stanley ABS Capital I Inc. Trust 2004-NC8.  
Mortgage Pass-Through Certificates, Series 2004-NC8  
**Property County:**  
SAN JACINTO**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 04-4751**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr..  
Salt Lake City, UT 84119**Legal Description:** BEING LOT ONE HUNDRED THREE (103), BLOCK SIX (6), CAPE ROYALE, PINE HARBOUR SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 114, PAGE 385, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, AND THE PARTIAL REPLAT RECORDED IN VOLUME 59, PAGE 304, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.**Date of Sale:** 10/3/2023 **Earliest Time Sale Will Begin:** 1:00 pm**Place of Sale of Property:** San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, TX 77331 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*  
 Reid Ruple, Kathleen Atkins, Evan Press, Cary Corenblum,  
 Kristopher Holub, Joshua Sanders, Amy Olan, Matthew Hansen,  
 Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza,  
 Aleena Litton, Aarti Patel, Auction.com, Dana Demmen, Cindy  
 Demmen, Aaron Crawford, Tommy Jackson, Keata Smith,  
 Stephanie Hernandez, Carolyn Ciccio  
 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-23-98561-POS  
**Loan Type:** Conventional Residential

00000225

San Jacinto County

On: Jul 27/2023 at 03:16P

By: Kevin Hillner

51 THOMAS ROAD  
SHEPHERD, TX 77371

00000009820291

**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 03, 2023**

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 August 13, 2015 and recorded in Document INSTRUMENT NO. 20154198; AS AFFECTED BY CORRECTION INSTRUMENT NO. 20227073; LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 20218285 AND CORRECTION INSTRUMENT NO. 20227075 real property records of SAN JACINTO County, Texas, with JOSEPH FRANKLIN AND NOELANI FRANKLIN HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOSEPH FRANKLIN AND NOELANI FRANKLIN HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$152,192.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address

is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



NTSS00000009820291

**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 Keata Smith and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on July 27, 2023 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.

Keata Smith

Declarants Name: Keata Smith

Date: July 27, 2023

00000009820291

SAN JACINTO

**EXHIBIT "A"**

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

Filed for Record in:  
San Jacinto County

On: Jul 27, 2023 at 03:16P

As a  
Posting Notices

Document Number: 000000225

Amount 3.00

Receipt Number - 61752  
By:  
Kyla Willner

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

Jul 27, 2023

Dawn Wright, County Clerk  
San Jacinto County, Texas

## ***Notice of Substitute Trustee Sale***

**Assert and protect your rights as a member of the armed forces of the 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:** Tuesday, October 3, 2023

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** 1 State Highway 150, Coldspring, San Jacinto County, Texas 77331, at the North end of the Courthouse of the San Jacinto County Courthouse, Coldspring, Texas or in the area designated by the Commissioner's Count of San Jacinto County, Texas pursuant to Section 51.002 of the Texas Property Code as amended.

**2. 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 beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The 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. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express of implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

**3. Instrument to be Foreclosed:** Deed of Trust executed by **Luisana Mendoza & Raul Antonio Ochoa Guitierrez** and recorded on **June 7, 2018** in **Document Number 20195014, Page 25066** of the real property records of San Jacinto, County, Texas with, Grantor(s) and, Sunburst Mortgage LP as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with **Luisana Mendoza & Raul Antonio Ochoa Guitierrez** promissory note securing payment of the indebtedness in the original principal amount of **\$79,950.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **June 7, 2018**.

**4. Appointment of Substitute trustee:** In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Ivo Andres Peruchena**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 Substitute Trustee to act under and by virtue of said Deed of Trust.


**5. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**6. Property to be sold:**

330 Jammie Dr Cleveland, TX 77327

**BEING BLOCK EIGHTEEN (18), LOT (11) OUT OF TRAILS END SUBDIVISION, PHASE 2, BEING 1.0520 ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLATT THEREOF: RECORDE IN VOLUME 00-1141. PAGE 4180, REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS**

**7. Limitation of Damages:** If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  \_\_\_\_\_ Date: 8-24-23

Hollis Campbell, Trustee for Lender Sunburst Mortgage LP

**THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.**

**00000252**  
**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/20/2015

**Grantor(s)/Mortgagor(s):**  
DONALD CRAFT III, A SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS RELIABLE LENDING, LLC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** 4221  
**Instrument No.:** 20150859

**Property County:**  
SAN JACINTO

**Mortgage Servicer:**  
PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3043 Townsgate Rd, Suite 200,  
Westlake Village, CA 91361

**Legal Description:** BEING THE SURFACE ONLY IN AND TO LOT TWO (2), BLOCK SIX (6), OF RIVER OAKS SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 106, PAGE 96, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

**Date of Sale:** 10/3/2023

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

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

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

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 Carolyn Ciccio, Stephanie Hernandez, Carolyn Ciccio 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

Accepted for Filing in:

San Jacinto County

On: Aug 31, 2023 at 11:58A

By Dawn Wright

**MH File Number:** TX-23-98948-POS  
**Loan Type:** FHA

00000253

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated February 10, 2021, executed by WANDA SIMMONS HOFFMEYER AND DALTON RAY WALLER, WIFE AND HUSBAND, ("Mortgagor") to Michael Burns, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, COUNTRYPLACE MORTGAGE, LTD ("Mortgagee"), filed for record under Instrument No. 20212198, Official Public Records of San Jacinto County, Texas, and modified by that certain Loan Modification Agreement dated August 25, 2021, filed for record under Instrument No. 20216402, Official Public Records of San Jacinto County, Texas; and assigned to COUNTRYPLACE MORTGAGE, LTD, by that certain Assignment of Deed of Trust dated August 4, 2023, filed for record under Instrument No. 20234553, Official Public Records of San Jacinto County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Hobub, Joshua Sanders, Amy Olan, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez, or Carolyn Ciccio, whose business address is 1 Mauchly, Irvine, CA 92618, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, October 3, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Jacinto County Courthouse at the place designated by the Commissioner's Court for such sales in San Jacinto County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real 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.

EXECUTED this 25 day of August, 2023.

*K. Littlefield*

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: clittlefield@umhlaw.com

Accepted for Filing in:

San Jacinto County

THE STATE OF TEXAS §  
COUNTY OF NUECES §

On: Aug 31, 2023 at 11:58A

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 25 day of August, 2023, to certify which witness my hand and official seal.

By Dawn Wright



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS



00000253

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 2.00 ACRES OF LAND BEING OUT OF AND A PART OF A 3.18 ACRE TRACT CONVEYED TO CHARLES O. AND JANE E. OUTLAW IN DEED RECORDED IN VOLUME 196, PAGE 462 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS IN THE EDWARD RUSSELL LEAGUE, ABSTRACT 48, SAN JACINTO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod set marking the southwest corner of the herein described tract in the west right-of-way line of L R Outlaw Lane (30 ft. in width);

THENCE North 03 degrees 08 minutes 51 seconds West with the west right-of-way line of L R Outlaw Lane a distance of 154.00 ft. to a point marking the northwest corner of the herein described tract and the southwest corner of the remainder portion of a 3.18 acre tract conveyed to Charles O. and Jane E. Outlaw recorded in Volume 196, Page 462 of the San Jacinto County Official Public Records;

THENCE North 73 degrees 53 minutes 20 seconds East passing a 3/8 inch iron rod set marking the east right-of-way line of L R Outlaw Lane at 30.78 ft. in all a total distance of 161.44 ft. to a 3/8 inch iron rod set marking an angle in the north line of the herein described tract;

THENCE North 79 degrees 27 minutes 44 seconds East with the north boundary line of the herein described tract a distance of 671.35 ft. to a point marking the northeast corner of the herein described tract in the southwest boundary line of a 73.0604 acre tract conveyed to Tullar Coralee recorded in Clerk's File No. 2012002291 of the San Jacinto County Deed Records;

THENCE South 69 degrees 32 minutes 16 seconds East a distance of 63.89 ft. to a point marking the east corner of the herein described tract;

THENCE South 70 degrees 57 minutes 44 seconds West with the north boundary line of a 6.87 acre tract conveyed to Ronnie and Phyllis McDonald recorded in Volume 1809, Page 09-427 of the San Jacinto County Deed Records passing a 3/8 inch iron rod set at 885.48 ft. in the east right-of-way line of L R Outlaw Lane in all a total distance of 976.67 ft. to the PLACE OF BEGINNING and containing 2.00 acres of land.

Return to:  
K. Clifford Littlefield  
Upton, Meekis & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

00000254

**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 MAY 18, 2015, HANDRY REYES JIMENEZ conveyed to LAKESHIA BYRD, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 4, Block 5 Out of TRAILS END, Phase ONE, being 1.5300 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 \$85,900.00 executed by HANDRY REYES JIMENEZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20155543, Volume 27093, 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 LAKESHIA BYRD, 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 3RD day of OCTOBER, 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 AUGUST 16, 2023.

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

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

Accepted for Filing in:  
San Jacinto County  
On: Sep 06, 2023 at 08:29A  
By Cindy Henderson

00000255

**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 MAY 18, 2015, MIRTA JIMENEZ RODRIGUEZ conveyed to LAKESHIA BYRD, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 4, Block 5 Out of TRAILS END, Phase ONE, being 1.5300 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 \$85,900.00 executed by MIRTA JIMENEZ RODRIGUEZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20155543, Volume 27093, 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 LAKESHIA BYRD, 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 3RD day of OCTOBER, 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 AUGUST 16, 2023.

  
JENNIFER TOTEN  
Substitute Trustee

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

Accepted for Filing in:  
San Jacinto County  
On: Sep 06, 2023 at 08:29A  
By Cindy Henderson

00000256

**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 MAY 18, 2015, SEVERO GONZALEZ YERO conveyed to LAKESHIA BYRD, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 4, Block 5 Out of TRAILS END, Phase ONE, being 1.5300 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 \$85,900.00 executed by SEVERO GONZALEZ YERO and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20155543, Volume 27093, 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 LAKESHIA BYRD, 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 3RD day of OCTOBER, 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 AUGUST 16, 2023.

  
JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

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

Accepted for Filing in:

San Jacinto County

On: Sep 06 2023 at 08:29A

By Cindy Henderson

## **Notice of Substitute Trustee Sale**

**Assert and protect your rights as a member of the armed forces of the 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:** Tuesday, October 3, 2023

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** 1 State Highway 150, Coldspring, San Jacinto County, Texas 77331, at the North end of the Courthouse of the San Jacinto County Courthouse, Coldspring, Texas or in the area designated by the Commissioner's Count of San Jacinto County, Texas pursuant to Section 51.002 of the Texas Property Code as amended.

**2. 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 beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The 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. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express of implied warranties, except to the warrant of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matter of record affecting the property.

**3. Instrument to be Foreclosed:** Deed of Trust executed by **Ramon Hernandez & Serafina Crisanto Penaloza** and recorded on **April 10, 2019** in **Document Number 20212646, Page 13736** of the real property records of San Jacinto County, Texas with, Grantor(s) and, Sunburst Mortgage LP as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with **Ramon Hernandez & Serafina Crisanto Penaloza** promissory note securing payment of the indebtedness in the original principal amount of **\$75,950.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **April 10, 2019**.

**4. Appointment of Substitute trustee:** In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Ivo Andres Peruchena**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**6. Property to be sold: :**

**BEING BLOCK NINETEEN (19), LOT (4) OUT OF TRAILS END SUBDIVISION, PHASE 2, BEING 1.0520 ACRES OF LAND, MORE OR LESS,BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLATT THEREOF: RECORDE IN VOLUME 00-1141. PAGE 4180, REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS**

**7. Limitation of Damages:** If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  \_\_\_\_\_ Date: 8-31-23

Hollis Campbell, Trustee for Lender Sunburst Mortgage LP

**THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.**

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

APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** August 23, 2023

**Note:** Real Estate Lien Note described as follows:

**Date:** July 11, 2013  
**Maker:** SOTERO B. FIGUEROA and ESTELA PENA  
**Payee:** HABITAT FOR HUMANITY OF SAN JACINTO COUNTY, INC.  
**Original Principal:** \$52,000.00

**Deed of Trust:** Deed of Trust:

**Date:** July 11, 2013  
**Grantor:** SOTERO B. FIGUEROA and ESTELA PENA  
**Trustee:** R. MALCOLM JONES  
**Beneficiary:** HABITAT FOR HUMANITY OF SAN JACINTO COUNTY, INC.  
**Recorded:** July 11, 2013, as Instrument No. 2013003881 in the Official Public Records of San Jacinto County, Texas

**Foreclosing Lender:** HABITAT FOR HUMANITY TEXAS

**Borrower:** SOTERO B. FIGUEROA and ESTELA PENA

**Property:** The real property described in "Exhibit A" attached hereto and made a part hereof by reference to the same extent as if it had been set forth in this document verbatim.

TO WHICH REPRESENTS IS HEREBY GIVEN FOR, BETTER DESCRIPTION AND MORE COMMONLY KNOWN AS 15 HILL LN, COLDSRING, TEXAS 77331.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust. The Property will be sold "AS IS" without any express or implied warranties, except as to the warranties of title, and at the purchaser's own risk, pursuant to the terms of Tex Prop. Code § 51.002 and §51.009.

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**Substitute Trustee:**

Tommy Jackson, Keata Smith, Stephanie Hernandez or  
Caroly Ciccio with Tejas Trustee Services.

14800 Landmark Blvd  
Suite 850  
Dallas, TX 75254

**Date and Time of Substitute Trustee's Sale of Property:**

October 3, 2023, the first Tuesday of the month, to commence at 1:00pm or  
within three (3) hours of that time.

**Place of Substitute Trustee's Sale of Property:**

AT THE NORTH END OF THE SAN JACINTO COUNTY COURTHOUSE,  
OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED  
AREA, as designated by the County Commissioner's office.

**NOTICE**

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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that the Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property



described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

Executed on this 22 August 2023  
By: [Signature]  
Title: Amy Parham  
CEO  
HABITAT FOR HUMANITY TEXAS

STATE OF TEXAS §  
COUNTY OF Texas §

Before me, the undersigned notary public, on this day personally appeared AMY PARHAM (name), who is the CEO (title) of Habitat For Humanity Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that [he/she] executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of August, 2023.

[Signature]  
Notary Public, State of Texas

After recording, return original to:  
The Strong Firm P.C.  
Two Hughes Landing  
1790 Hughes Landing Blvd, Suite 200  
The Woodlands, Texas 77380



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**  
**190 Timber Lane, Shepherd, Texas**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **DAVID A. RODRIGUEZ, a single person**, dated March 28, 2023, and duly filed for record on April 11, 2023 in the Office of the County Clerk of San Jacinto County, Texas under **San Jacinto County Clerk's Document No. 20231985** of the Official Real Property Records of San Jacinto County, Texas, conveying to **JAMES MURNANE, Trustee**, the following described real property and improvements thereon in San Jacinto County, Texas, to-wit:

**Being Lots Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) and Twenty-Eight (28), of Timber Cove Subdivision, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 8, Page 40, of the Plat Records of San Jacinto County, Texas; and**

WHEREAS, **PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE MORTGAGE, a Texas corporation**, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **Pinnacle Realty Advisors, Inc.**, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **JAMES L. MURNANE**, as Trustee and appointed:

**Tommy Jackson**  
**Keata Smith, or**  
**Stephanie Hernandez**

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

**October 3, 2023**



to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash 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, as the area most recently designated by the County Commissioners Court**

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part 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 terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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The name and address of the sender of this Notice are:

Pinnacle Realty Advisors, Inc. d/b/a Pinnacle Mortgage  
2825 Wilcrest, Suite 570  
Houston, Texas 77042

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.

Robert A. Schlanger  
Attorney for Substitute Trustee  
5325 Katy Freeway, Suite Two  
Houston, Texas 77007  
(713) 626-2333



Tommy Jackson

Keata Smith, or

Stephanie Hernandez

Substitute Trustee(s)