

On: Oct 05, 2023 at 11:27A

By: Kala Miller

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
Date of Sale: 1/2/2024	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.	

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.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgage 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 or Carolyn Cicco, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, 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

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.

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 PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 10/4/2023



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 10-5-23



Printed Name:



Substitute Trustee
c/o Xome
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-23-98948-POS

Loan Type: FHA

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 Holub, 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, January 2, 2024**, (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 13th day of November, 2023.

K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgage 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

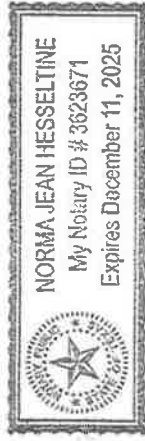
Accepted for Filing in
San Jacinto County

THE STATE OF TEXAS §
COUNTY OF NUECES §

On: Nov 16, 2023 at 09:05A

By Cindy Henderson

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 13th day of November, 2023, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

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 south/west 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 895.48 ft. in the east right-of-way line of L R Outlaw Lane in all a total distance of 916.67 ft. to the PLACE OF BEGINNING and containing 2.00 acres of land.

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

23-150808

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: March 1, 2022	Original Mortgagor/Grantor: MARTHA HEARN
Original Beneficiary / Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GATEWAY MORTGAGE A DIVISION OF GATEWAY FIRST BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A. Page: N/A.	Property County: SAN JACINTO
Instrument No: 20221643	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452
Mortgage Servicer: LOANCARE LLC	

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$299,475.00, executed by MARTHA HEARN and payable to the order of Lender.

Property Address/Mailing Address: 440 SLADE ST, COLDSRING, TX 77331

Legal Description of Property to be Sold: BEING A 1.04 ACRE TRACT OF LAND SITUATED IN THE ROBERT RANKIN LEAGUE, ABSTRACT NO. 42, SAN JACINTO COUNTY, TEXAS, THAT SAME CALLED 1.0 ACRE TRACT DESCRIBED IN DEED DATED NOVEMBER 4, 2015 FROM TEXAS VILLA ASSOCIATES TO JOCELYN K. WINDSOR RECORDED UNDER COUNTY CLERK'S FILE NO. 20155830 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 1.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF P.M. 2973 (AKA SLADE STREET) FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED 1.04 ACRE TRACT AND SOUTHEASTERLY CORNER OF THE KARLA CASTILLO 2.515 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20187972;

THENCE WITH THE WESTERLY LINE OF F.M. 2937 (SLADE STREET) SOUTH 21° 02' 00" EAST 222.46 FEET TO A 5/8 INCH IRON ROD CAPPED AND SET BY J HECK FOR THE NORTHEASTERLY CORNER OF THE MARVIN AND BETTY JOHNSON 1.0 ACRE TRACT DESCRIBED UNDER COUNTY CLERK'S FILE NO. 20151009, OFFICIAL PUBLIC RECORDS;

THENCE DEPARTING F.M. 2973 WITH THE NORTHERLY LINE OF JOHNSON'S 1.0 ACRE TRACT SOUTH 69° 30' 00" WEST 407.68 FEET (PASSING JOHNSON'S NORTHWESTERLY CORNER- A 5/8 INCH IRON ROD BY HECK AT 218.18 FEET) TO A 1/2 INCH. IRON ROD SET IN THE APPARENT NORTHERLY LINE OF LOT 77 AND SOUTHERLY LINE OF LOT 80 OF FAIRPARK, A, SUBDIVISION OF RECORD IN SHEET 88-C OF THE MAP RECORDS OF SAN JACINTO COUNTY, TEXAS.



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THENCE WITH THE SOUTHERLY LINE OF LOT 80 AND SAID CASTILLO 2.515 ACRE TRACT NORTH 40° 45' 31" EAST 462.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES OF LAND BASED ON A SURVEY MADE ON THE GROUND 16 SEPTEMBER 2019 AND SHOWN ON SURVEY PLAT NO. 498919 OF SAME DATE.

Date of Sale: January 02, 2024

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, 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, Carolyn Ciccio whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, 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, Carolyn Ciccio whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, 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, Carolyn Ciccio whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, 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, Carolyn Ciccio or Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio or Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Trustee

c/o Robertson, Anschutz, Schneider, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

San Jacinto County

On: Nov 30, 2023 at 11:00A

By Michelle Clark

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: FIELD NOTES ON A TRACT OF LAND CONTAINING 1.00 ACRES, OUT OF THE DARRELL D. AND LONA ALLSUP 2.00 ACRE TRACT DESCRIBED IN VOLUME 122, PAGE 423 AND THE DARRELL D. AND LONA ALLSUP 1.43 ACRE TRACT DESCRIBED IN VOLUME 211, PAGE 766 OF THE SAN JACINTO COUNTY DEED RECORDS, LOCATED IN THE RALPH MCGEE SURVEY, ABSTRACT 29, SAN JACINTO COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF SAID 2.00 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS 1.00 ACRE TRACT, WHENCE THE NORTHEAST CORNER OF SAID 2.00 ACRES BEARS NORTH 68 DEGREES 52 MINUTES 00 SECONDS EAST 10.80 FEET;

THENCE, SOUTH 24 DEGREES 32 MINUTES 35 SECONDS EAST, A DISTANCE OF 232.83 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS 1.00 ACRE TRACT;

THENCE, NORTH 68 DEGREES 22 MINUTES 28 SECONDS EAST, ALONG A BOARD FENCE, A DISTANCE OF 230.86 FEET TO A 1/2 INCH IRON ROD SET ON THE WEST SIDE OF THE SNOW HILL ROAD FOR THE SOUTHEAST CORNER OF THIS 1.00 ACRE TRACT;

THENCE, ALONG A BOARD FENCE AND ALONG WEST LINE OF SAID SNOW HILL ROAD AS FOLLOWS; NORTH 49 DEGREES 11 MINUTES 54 SECONDS WEST 78.14 FEET, NORTH 41 DEGREES 32 MINUTES 02 SECONDS WEST 50.80 FEET, NORTH 42 DEGREES 24 MINUTES 08 SECONDS WEST 26.51 FEET, NORTH 36 DEGREES 55 MINUTES 06 SECONDS WEST 50.88 FEET, AND NORTH 18 DEGREES 13 MINUTES 22 SECONDS WEST 40.25 FEET TO A 3/5 INCH IRON ROD SET ON THE NORTH LINE OF SAID 1.43 ACRES FOR THE NORTHEAST CORNER OF THIS 1.00 ACRE TRACT;

THENCE, SOUTH 68 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINES OF SAID 1.43 ACRES AND 2.00 ACRES, AT A DISTANCE OF 158.01 FEET PASS A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID 1.43 ACRES AND THE NORTHEAST CORNER OF SAID 2.00 ACRES, IN ALL A TOTAL DISTANCE OF 168.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/30/2009 and recorded in Document 09 6385 real property records of San Jacinto County, Texas. Re-filed in Book 20222614 Page 13810 real property records of San Jacinto County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 01/02/2024

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 JIMMY L. BRADFORD, provides that it secures the payment of the indebtedness in the original principal amount of \$59,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION 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 PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.hubzu.com or (855) 882-1314

Certificate of Posting

I am Keate Smith 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 11-30-23 I filed this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioners Court.

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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)

Accepted for Filing in:
San Jacinto County
On: Dec 11, 2023 at 02:55P
By Michelle Clark

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated AUGUST 24, 2018, CHARISSA RODRIGUEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

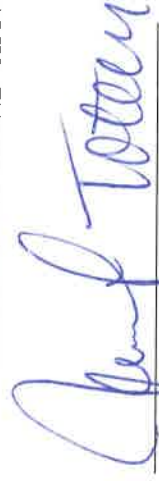
Being TRACT NO. 5, Block 2 Out of TRAILS END, Phase 2, being 1.4980 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$71,000.00 executed by CHARISSA 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. 20186065, Volume, Page 29910, 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 SHANA ELLINGTON, 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 2ND day of JANUARY, 2024, 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 NOVEMBER 27, 2023.


JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000339

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)

Accepted for Filing in:
San Jacinto County

KNOW ALL MEN On: Dec 11, 2023 at 02:55P
BY THESE PRESENTS: By Michelle Clark

WHEREAS, by Deed of Trust dated JUNE 3, 2019, MANUEL REYES-ALANIS conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 9, Block 14 Out of TRAILS END, Phase 2, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 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 \$90,700.00 executed by MANUEL REYES-ALANIS 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. 20193965, Volume, Page 19074, 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 SHANA ELLINGTON, 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 2ND day of JANUARY, 2024, 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 NOVEMBER 27, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

000000340

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)

Accepted for Filing in:
San Jacinto County
On: Dec 11, 2023 at 02:55P
By Michelle Clark

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JUNE 3, 2019, MICAELA TALAVERA-CERNAS conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 9, Block 14 Out of TRAILS END, Phase 2, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 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 \$90,700.00 executed by MICAELA TALAVERA-CERNAS 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. 20193965, Volume, Page 19074, 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 SHANA ELLINGTON, 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 2ND day of JANUARY, 2024, 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 NOVEMBER 27, 2023.


JENNIFER TOIEN
Substitute Trustee

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

00000341

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

Accepted for Filing in:
San Jacinto County
On: Dec 11, 2023 at 02:55p
By: Michelle Clark

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 3, 2021, YULISSA LEMUS CACEROS conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 5 AND 17, Block 15 Out of TRAILS END, Phase TWO, being 2.1040 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 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 \$90,000.00 executed by YULISSA LEMUS CACEROS 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. 20218541, Volume , Page 44987, 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 SHANA ELLINGTON, 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 2ND day of JANUARY, 2024, 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 NOVEMBER 20, 2023.


JENNIFER TOTEN
Substitute Trustee

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

00000342

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)

Accepted for Filing in:
San Jacinto County
On: Dec 11, 2023 at 02:55P
By Michelle Clark

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 3, 2021, ALEXANDER CHAVEZ ROMERO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 5 AND 17, Block 15 Out of TRAILS END, Phase TWO, being 2.1040 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 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 \$90,000.00 executed by ALEXANDER CHAVEZ ROMERO 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. 20218541, Volume, Page 44987, 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 SHANA ELLINGTON, 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 2ND day of JANUARY, 2024, 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 NOVEMBER 20, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000343

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)

Accepted for Filing in:

COUNTY OF SAN JACINTO)

San Jacinto County

On: Dec 11, 2023 at 02:55P

By Michelle Clark

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 13, 2012, CATHERINE (ERIK) LEE SIMPSON conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 21, Block 19 Out of TRAILS END, Phase 2, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 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 \$71,900.00 executed by CATHERINE (ERIK) LEE SIMPSON 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. 2012006236, Volume , Page 25508, 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 JOY HEINZKE, 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 2ND day of JANUARY, 2024, 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 NOVEMBER 27, 2023.


JENNIFER TOITEN

Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000344

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)

Accepted for Filing in:
San Jacinto County
On: Dec 11, 2023 at 02:55P
By Michelle Clark

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 13, 2012, REBECCA ANN SIMPSON conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

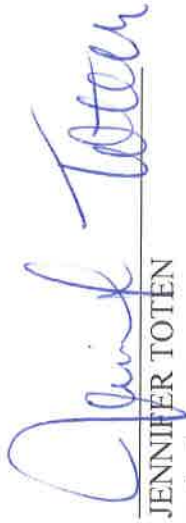
Being TRACT NO. 21, Block 19 Out of TRAILS END, Phase 2, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$71,900.00 executed by REBECCA ANN SIMPSON 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. 2012006236, Volume , Page 25508, 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 JOY HEINZKE, 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 2ND day of JANUARY, 2024, 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 NOVEMBER 27, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000345

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

Accepted for Filing in:

STATE OF TEXAS)

San Jacinto County

COUNTY OF SAN JACINTO)

Date: Dec 11, 2023 at 03:55P

By Michelle Clark

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JUNE 5, 2019, TULIO D. HERNANDEZ CHAVEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 1, Block 23 Out of TRAILS END, Phase TWO, being 1.1940 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 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 \$75,000.00 executed by TULIO D. HERNANDEZ CHAVEZ 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. 20194940, Volume, Page 24670, 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 SHANA ELLINGTON, 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 2ND day of JANUARY, 2024, 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 NOVEMBER 16, 2023.


JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

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