

00000261

20256509

13428

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: November 12, 2025

Accepted for Filing in:

San Jacinto County

On: Nov 17, 2025 at 10:19A

By Dawn Wright

DEED OF TRUST:

DATE: October 18, 2023

GRANTOR PERLA EDITH TAMEZ & FLORENTINO ARREDONDO ALONSO

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: CANELO INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO

RECORDED IN: Document # 2023-6392-32948 of the Real Property Records of SAN JACINTO County, Texas.

PROPERTY: BEING LOTS THREE (3) AND TEN (10) OF BLOCK FIFTEEN (15), OF THE TOWN OF SHEPHERD, SAN JACINTO COUNTY, TEXAS. AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME D, PAGE 282, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN 135319, 135326)

NOTE:

DATE: October 18, 2023

AMOUNT: Thirty One Thousand Three Hundred Dollars and No Cents (\$ 31,300.00)

MAKER: PERLA EDITH TAMEZ & FLORENTINO ARREDONDO ALONSO

PAYEE: CANELO INVESTMENTS, LLC

HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC
1106 N AVENUE E EXT
HUMBLE, TX 77338

SENDER OF NOTICE: ELVA CARREON TIJERINA
1106 N AVENUE E EXT
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: ~~Tuesday, JANUARY 6th, 2026~~

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

Handwritten:
This Posting
2/2/24

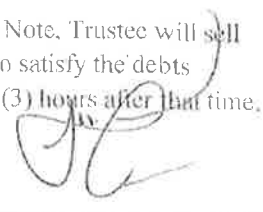
00000261

20256509

13429

PLACE OF SALE OF PROPERTY: Front steps of the SAN JACINTO County Courthouse, SAN JACINTO County, Texas.

Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.



ELVA CARREON TIJERINA

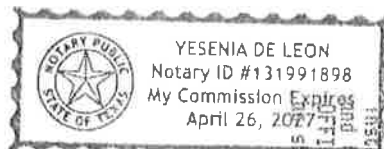
STATE OF TEXAS §

§

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA 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 November 12, 2025



STATE OF TEXAS
COUNTY OF SAN JACINTO

Yesenia De Leon
NOTARY PUBLIC
STATE OF TEXAS

Yesenia De Leon
4.26.27

Document Number: 20256509
Amount: 24.00

As a
Recording

Filed for Record in:
San Jacinto County
Nov 17, 2025 at 10:19A

Receipt Number - 75986
By
Dawn Wright

Nov 17, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

After recording return to:

VILLA BLANCA PROPERTIES
PO BOX 14567
HUMBLE TX, 77347

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 and stamped hereon by me on

00000262

Accepted for Filing in:

San Jacinto County

On: Nov 20, 2025 at 12:46P

By Dawn Wright

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

In Source Logic LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000140-25-1

APN 14964 / 000378000810 AND 57592/
001016000500

TO No 250513459-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 20, 2020, PLACIDA COWAN, TRENT COWAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, NAVY FEDERAL CREDIT UNION, A CORPORATION as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$281,792.00, payable to the order of NAVY FEDERAL CREDIT UNION as current Beneficiary, which Deed of Trust recorded on March 23, 2020 as Document No. 293639 in Book 1189, on Page 315 and an Affidavit of Scrivener's Error recorded on September 30, 2025 as Instrument No. 329782 in Book 1395, on Page 480 and an Affidavit of Scrivener's Error recorded on October 30, 2025 as Instrument No. 330280 in Book 1398, on Page 586 in Jasper County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 14964 / 000378000810 AND 57592/ 001016000500

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed In Source Logic LLC or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and NAVY FEDERAL CREDIT UNION, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX06000140-25-1

APN 14964 / 000378000810 AND 57592/

TO No 250513459-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 6, 2026** at **10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Jasper County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **121 N. Austin, Jasper TX 75951; On the doorsteps at the south entrance of the Jasper County Courthouse, with the south door facing Houston St. or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and NAVY FEDERAL CREDIT UNION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and NAVY FEDERAL CREDIT UNION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 20 day of November, 2025

Stephan Hernandez
By: In Source Logic LLC
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TRACT ONE:

DESCRIPTION OF A
8.233 ACRES TRACT OF LAND
IN THE
HOUSTON OIL CO. OF TEXAS SURVEY, ABSTRACT NO. 1016
AND THE
RANDAL McDONALD SURVEY, ABSTRACT NO. 378
JASPER COUNTY, TEXAS

AUGUST 12, 2011

ALL that certain tract or parcel of land lying and being situated in Jasper County, Texas, a part of the Houston Oil Company of Texas Survey, Abstract No. 1016 and a part of the Randal McDonald Survey, Abstract No. 378 and being a part of that certain tract of land herein referred to as the "12.492 Acre Tract," which said 12.492 acre tract, being located in the said Houston Oil Company of Texas Survey, was conveyed to John Henry Whitehead in that certain instrument recorded in Volume 349, Page 379 of the Deed Records of Jasper County, Texas and also being a part of that certain tract of land herein referred to as the "25.10 Acre Tract," which said 25.10 acre tract being located in the said Randal McDonald Survey, was conveyed to John Henry Whitehead in that certain instrument recorded in Volume 405, Page 166 of the Deed Records of Jasper County, Texas with the said 8.233 acre tract or parcel of land herein described being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the southwest line of the said Randal McDonald Survey, Abstract No. 378 and the northeast line of the said Houston Oil Company of Texas Survey, Abstract No. 1016 for the northerly corner of the said 12.492 acre tract and from which a found $\frac{1}{4}$ inch iron rod bears North $12^{\circ}20'17''$ East a distance of 0.25 feet;

THENCE South $29^{\circ}14'08''$ East (called $S29^{\circ}13'53''E$) along and with the common line between the said Randal McDonald Survey, Abstract No. 378 and the Houston Oil Company of Texas Survey, Abstract No. 1016 for a distance of 183.93 feet to a $\frac{1}{4}$ inch iron rod found for the westerly corner of said 25.10 acre tract;

THENCE South $29^{\circ}34'44''$ East (called $S29^{\circ}13'53''E$) continuing along the common line between the said Randal McDonald Survey, Abstract No. 378 and the Houston Oil Company of Texas Survey, Abstract No. 1016 for a distance of 30.00 feet to a $\frac{1}{4}$ inch iron rod set for the POINT OF BEGINNING of the herein described tract or parcel;

THENCE South $29^{\circ}34'44''$ East continuing along the common line between the said Randal McDonald Survey, Abstract No. 378 and the Houston Oil Company of Texas Survey, Abstract No. 1016, at 200 feet pass a $\frac{1}{4}$ inch iron rod set for reference and continue for a total distance of 455.79 feet to a PK nail set in concrete adjacent to an existing wood fence;

THENCE North $52^{\circ}36'57''$ East for a distance of 262.68 feet to a $\frac{1}{4}$ inch iron rod set in the centerline of an existing natural drainage channel;

THENCE along and with the centerline of said existing natural drainage channel for the following:

South $68^{\circ}23'50''$ East -- 88.50 feet,

South $77^{\circ}44'56''$ East -- 76.06 feet,

South $88^{\circ}26'10''$ East -- 78.41 feet,

North $72^{\circ}51'12''$ East -- 53.73 feet,

North $81^{\circ}33'02''$ East -- 85.75 feet,

South $80^{\circ}55'25''$ East -- 129.57 feet to a point for corner in the southeast line of said 25.10 acre tract;

THENCE South $59^{\circ}50'53''$ West along and with the southeast line of said 25.10 acre tract, at 30.00 feet pass a $\frac{1}{4}$ inch iron rod set for reference, at 237.70 feet pass another $\frac{1}{4}$ inch iron rod set for reference and continue for a total distance of 676.22 feet to a concrete monument found in the common line between said Randal McDonald Survey, Abstract No. 378 and the Houston Oil Company of Texas Survey, Abstract No. 1016 for the southerly corner of the said 25.10 acre tract;

McDonald/Survey and 25.10 acre Whitehead, Inc.

EXHIBIT A
PAGE 1 OF 3

00000262

TRACT ONE CONTINUED:

THENCE North 29°52'02" West for a distance of 29.03 feet to a ½ inch iron rod found for the easterly corner of the said 12.492 acre tract;

THENCE South 60°10'30" West along the southeast line of said 12.492 acre tract for a distance of 272.41 feet to a ½ inch iron rod found for corner;

THENCE North 30°00'01" West for a distance of 19.55 feet to a ½ inch iron rod found for an interior corner of said 12.492 acre tract and being the southeasterly corner of that certain called 7.50-acre tract conveyed to Walter Leon Whitehead in said instrument recorded in Volume 349, Page 379 of the Deed Records of Jasper County, Texas;

THENCE North 30°00'01" West (called N30°00'01" W - Basis of Bearings) along and with the easterly line of said 7.50 acre tract, at 246.96 feet pass a ½ inch iron rod set for reference, at 446.96 feet pass a ½ inch iron rod set for reference, at 646.96 feet pass a ½ inch iron rod set for a reference and continue on the same course for a total distance of 846.96 feet to a ½ inch iron rod set for the northwesterly corner of the herein described tract and from which 5/8 inch iron rod, found in the pavement of County Road 337, for the most northerly corner of said 7.50 acre tract bears North 30°00'01" West a distance of 32.50 feet;

THENCE North 60°23'59" East for a distance of 249.68 feet to a ½ inch iron rod set for corner;

THENCE South 29°17'34" East for a distance of 181.38 feet to a ½ inch iron rod set for corner;

THENCE North 60°23'15" East for a distance of 30.00 feet back to the Point of Beginning and containing 8.233 acres of land, more or less.

This description is based on the Standard Land Survey and Plat made by Stanley G. Newhouse, Jr., Registered Public Land Surveyor, No. 2176, on August 12, 2011.



8-25-11

Stanley G. Newhouse, Jr.
Stanley G. Newhouse, Jr.
Registered Public Land Surveyor, No. 2176

00000262

00000263

Accepted for Filing in:

San Jacinto County

On: Nov 21, 2025 at 12:23P

By Dawn Wright

TS No.: 2025-01114-TX
19-000446-673

Notice of [Substitute] Trustee 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: 01/06/2026

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: San Jacinto County, Texas at the following location: **NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 150 HICKS LOOP EAST, CLEVELAND, TX 77328

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/30/2005 and recorded 10/13/2005 in Document 05-6863, real property records of San Jacinto County, Texas, with **James P. Prescott and Susan Ruth Prescott, husband and wife** grantor(s) and **DECISION ONE MORTGAGE COMPANY, LLC** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **James P. Prescott and Susan Ruth Prescott, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$52,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12** is the current mortgagee of the note and deed of trust or contract lien.

00000263

TS No.: 2025-01114-TX
19-000446-673

Notice of [Substitute] Trustee Sale

6. 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.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT ELEVEN (11), BLOCK EIGHT (8), OF TRAILS END SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 297, PAGE 125 AND RATIFIED BY INSTRUMENTS RECORDED IN VOLUME 314, PAGE 680 AND PAGE 686 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416

Phone: 877-744-2506

00000263

TS No.: 2025-01114-TX
19-000446-673

Notice of [Substitute] Trustee Sale

9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: 11/18/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.auction.com or (800) 280-2832

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Keefe Smith Certificate of Posting
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 11-21-25 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.

00000268

NOTICE OF TRUSTEE'S SALE

Accepted for Filing in:

San Jacinto County

On: Dec 05, 2025 at 01:00P

By Kyla Willner

Date: November 26, 2025

Trustee: Niel Ling

Trustee's Address: P.O. Box 7246, Waco, Texas 76714

Mortgagee: Genco Federal Credit Union

Note:

Date: June 18, 2010

Principal Amount: \$45,000.00

Borrower: Gary Dewayne Jackson and Melodie Ann Jackson

Mortgagee: Genco Federal Credit Union

Deed of Trust:

Date: June 18, 2010

Grantor: Gary Dewayne Jackson and Melodie Ann Jackson

Mortgagee: Genco Federal Credit Union

Recording Information: Instrument #2010-3679 in Volume 2010-14910 in the Official Public Records of San Jacinto County, Texas

Property: Being Lots One Hundred Sixty-Seven (167), One Hundred Sixty-Eight (168), One Hundred Sixty-Nine (169) and One Hundred Seventy (170), Section Five (5), of Lake Run A Muck Estates, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 118, Page 500 of the Deed Records of San Jacinto County, Texas, and more commonly known as: 91 Mehringer Road, Shepherd, San Jacinto County, Texas 77371.

County: San Jacinto

Date of Sale: January 6, 2026

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: North end of the San Jacinto County Courthouse in Coldspring, Texas

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:

Niel Ling is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



NEIL LING, TRUSTEE (254) 776-9550

Notice of Foreclosure Sale

Thursday, December 11, 2025

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.

Deed of Trust and other information:

Regarding the following instruments, among others (collectively, the "Loan Documents"):

Deed of Trust: 2/28/2025 \$77,000 Doc #20251101

Trustee Joshua L. McMahon IV

Current Lender: James Saccullo, Trustee of the La Ragazzi Trust 2017

Legal description: Being Lots Forty (40) and Forty-One (41), Block Two (2) of Governor's Point, Section One (1), a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 113, Page 481, of the Deed Records of San Jacinto County, Texas

Grantor: (Debtor/ Borrower): Jessica Cuellar

Grantee: James Saccullo, Trustee of the La Ragazzi Trust 2017

Note Holder: James Saccullo, Trustee of the La Ragazzi Trust 2017

Servicer: Allied Servicing Corporation, 3019 N. Argonne Rd., Spokane Valley, WA 99212

Substitute Trustee: S. Lee Stevenson, Jr.

Substitute Trustee: S. Lee Stevenson, Jr.

Persons appointed as substitute trustee to exercise power of sale under deed of trust:

Donna Caddenhead, David Garvin, Sharon St. Pierre, Heather Golden, Jabria Foy, Kara Riley, Debbie Atkins, David Ricker, and S. Lee Stevenson, Jr.

Address to contact substitute trustees: S. Lee Stevenson, Jr, Stevenson & Ricker, Eilan at the Rim, 17806 IH 10 Suite 300, San Antonio Texas 78257, Tel. (210) 690-9944, Text (210) 884-5454
lee@stevensonricker.com.

Foreclosure Sale:

Date: January 6, 2026

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

1PM-4PM

Place: The designated area or location which has been designated by the Commissioners' Court where non-judicial foreclosure sales are to take place in San Jacinto County, Texas. If the Commissioner's have not designated an area for conducting foreclosure sales, then the sale shall be held at the San Jacinto County courthouse.

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 with payment being a cashiers check, except that the Note bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The successful bidder other than the Note Holder must pay the full purchase price at the time of the sale; the cashier's check must be given immediately after the sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Note holder, the owner and holder of the Note, has

requested Substitute Trustee to sell the Property.

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

The owner of the Note is also acting as the Mortgage Servicer of the Note. The foreclosure will be conducted by the Note holder's representative.

The address of Mortgage Holder and Servicer is stated above.

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

The Note holder, Servicer or Substitute Trustee reserves the right to postpone, cancel or rescind the Foreclosure Sale at any time. If the sale is canceled or rescinded, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Note holder, Servicer or Substitute Trustee reserves the right to withdraw its last bid and reopen the foreclosure sale for additional bidding. The substitute trustee does not answer questions, respond to telephone calls, emails or texts from potential buyers or bidders prior to the sale; likewise the borrowers must contact the lender or servicer for questions about their loan or the foreclosure process. All information concerning the sale is contained in this Notice of Sale. Once the Foreclosure sale has begun and the opening bid placed, the Trustee or Substitute Trustee will not stop the sale to answer questions or give any information concerning the Foreclosure Sale. The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Note holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

00000271

A handwritten signature in dark ink, appearing to read "S. Lee Stevenson, Jr.", is positioned above a horizontal line.

S. Lee Stevenson, Jr.
Attorney for Note holder and Mortgage Servicer
Stevenson & Ricker
Eilan at the Rim
17806 IH 10 Suite 300
San Antonio Texas 78257
Telephone (210) 690-9944 Text (210) 884-5454
Email: lee@stevensonricker.com

00000272

Accepted for Filing in:

San Jacinto County

On: Dec 15, 2025 at 12:03P

By Dawn Wright

NOTICE OF CONSTABLE'S SALE


THE STATE OF TEXAS §

COUNTY OF SAN JACINTO §

NOTICE IS HEREBY GIVEN That by virtue of a certain Order of Sale issued out of the Honorable 411th Court San Jacinto County , 4th day of NOVEMBER, 2025, by District Clerk, of said District Court for the sum of EIGHT THOUSAND ONE HUNDRED FOURTY FOUR & 33/100 Dollars and costs of suit, under a Judgment, in favor of WATERWOOD IMPROVEMENT ASSOCIATION, INC. in a certain cause in said Court, No. CV18,075 and styled WATERWOOD IMPROVEMENT ASSOCIATION, INC. vs. SYLVIA COVELLO , placed in my hands for service, I Brian A. Cosme as Constable Pct 4 of San Jacinto County, Texas, did on the 10th day of NOVEMBER, 2025, levy on certain Real Estate, situated in San Jacinto County, Texas, described as follows, to wit: Lot nine (9) in block eleven (11) of unit II, Whispering Pines Village of Waterwood, A subdivision in San Jacinto County, Texas, According to the map or plat thereof, Recorded in the office of the County Clerk of San Jacinto County, Texas. (the "Property"). SJC Property ID 66728 Waterwood-Whispering Pines Village #2, Block 11, Lot 9, Acres .2296. Geographic ID 2602-011-0090 (the "Property" or "Subject Property"). And levied upon as the property of SYLVIA COVELLO and that on the first Tuesday in JANUARY, 2025, the same being the 6th day of said month at the Court House door, of San Jacinto County, in the City of Coldspring, Texas, between the hours of 10:00 AM and 4:00 PM by virtue of said levy and said Order of Sale I will offer for sale and sell at public venue, for cash, to the highest bidder, all right and title and interest of the said SYLVIA COVELLO in and said property.

Lot nine (9) in block eleven (11) of unit II, Whispering Pines Village of Waterwood, A subdivision in San Jacinto County, Texas, According to the map or plat thereof, Recorded in the office of the County Clerk of San Jacinto County, Texas. (the "Property"). SJC Property ID 66728 Waterwood- Whispering Pines Village #2, Block 11, Lot 9, Acres .2296. Geographic ID 2602-011-0090 (the "Property" or "Subject Property").

And in compliance with the law, I give notice by publication, in the English language, once a week for three consecutive weeks immediately preceding said day of sale, in the San Jacinto News Times a newspaper published in San Jacinto County.


Brian A. Cosme Constable Precinct Four
San Jacinto County, Texas

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**Deed of Trust**

Accepted for Filing in:

San Jacinto County

Date: 02/01/2024

On: Dec 16, 2025 at 01:15P

Grantor(s): Tyler Joseph Spears

By Dawn Wright

Mortgagee: Organicpath Investments, LLC, a Delaware Limited Liability Company**Recorded in:** Clerk's File No. 20245213**Property County:** San Jacinto County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **San Jacinto** County, Texas, being more particularly described as, **BEING LOTS ONE HUNDRED THIRTY-EIGHT (138) AND ONE HUNDRED THIRTY-NINE (139), OF LAKE TEJAS, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 76, PAGE 402, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.** (more particularly described in the Loan Documents).

Date of Sale: 1/6/2026**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

The Trustee or 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.

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

ACTIVE MILITARY SERVICE NOTICE

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

The Mortgagee, whose address is:

Organicpath Investments, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 12/16/2025

Keata Smith
✓ Keata Smith or Stephanie
Hernandez or Tiffany Sandvick or
Lucia Cortinas or Michelle
Figuerola or Enrique Locra or
Hans-Peter Ludwig or Donna
Brammer or Katrina Rodriguez or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Viridiana Silva or
Tamiriramonashe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Yajaira
Garcia or Jennifer Nava or
Nicholas Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057