

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN JACINTO County

Deed of Trust Dated: March 16, 2020

Amount: \$300,000.00

Grantor(s): DEANNA T DUNN and ERIC DUNN

Original Mortgagee: ANGEL OAK MORTGAGE SOLUTIONS LLC, A LIMITED LIABILITY CORPORATION

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2021-5, MORTGAGE-BACKED CERTIFICATES, SERIES 2021-5

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 20201801

Legal Description: LOTS ELEVEN (11) AND TWELVE (12), OF CREEK WOOD BEND, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 06-9238, PAGE 40014 OF THE OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS.

Date of Sale: August 5, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the SAN JACINTO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AMY OIAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KAREN LILLEY, REBECCA HAMMOND, TOMMY JACKSON, RON HARMON, KEATA SMITH, TIFFANY BEGGS, CARY CORENBUM, KRISTOPHER HOLUB, MATTHEW HANSEN, JAMI GRADY, JAMI HUTTON, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA-ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, JOSHUA SANDERS, STEPHANIE HERNANDEZ OR CAROLYN CICCIO, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgageors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law. Including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law. Including Section 51.015 Texas Property Code. **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.**

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.


Anthony Abao Garcia, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-000569



Printed Name: **Keata Smith**
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

00000116

25-02048
310 SPRING AVE, SHEPHERD, TX 77371

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

BEING LOTS ELEVEN (11) AND TWELVE (12), BLOCK SEVENTEEN (17), 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.

Security Instrument:

Deed of Trust dated October 30, 2020 and recorded on November 2, 2020 at Instrument Number 20207046 in the real property records of SAN JACINTO County, Texas, which contains a power of sale.

Sale Information:

August 5, 2025, at 1:00 PM, or not later than three hours thereafter, at the north end of the San Jacinto County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by DEEVEE L. BOND secures the repayment of a Note dated October 30, 2020 in the amount of \$120,280.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



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00000116

Mary Company

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Substitute Trustee(s): 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, Dana Dennen, Cindy
Dennen, Aaron Crawford, Tommy Jackson, Keata
Smith, Stephanie Hernandez, Carolyn Ciccio||Tommy
Jackson, Keata Smith, Stephanie Hernandez

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 29th day of May, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN JACINTO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Filed for Record in:
San Jacinto County

On: May 29, 2025 at 12:53P

As a
Posting Notices

Document Number: 00000116

Amount 2.00

Receipt Number - 72946

By,

Dawn Wright

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

May 29, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

00000128

25-02199
2790 FM 222 LOOP N, COLDSRING, TX 77331

NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated May 15, 2023 and recorded on May 16, 2023 at Instrument Number 20232705 in the real property records of SAN JACINTO County, Texas, which contains a power of sale.

Sale Information:

August 5, 2025, at 1:00 PM, or not later than three hours thereafter, at the north end of the San Jacinto County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by DENNIS SYPHRETT secures the repayment of a Note dated May 15, 2023 in the amount of \$178,703.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PRGPERTY 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.

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.



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Mary Company

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Substitute Trustee(s): 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, Dana Dennen, Cindy
Dennen, Aaron Crawford, Tommy Jackson, Keata
Smith, Stephanie Hernandez, Carolyn CicciolliTommy
Jackson, Keata Smith, Stephanie Hernandez

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Stephanie Hernandez, declare under penalty of perjury that on the 5 day of
June, 2015 I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of SAN JACINTO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

00000128

TRACT 1:

BEING A 0.768 ACRES OF LAND AS SITUATED IN THE J. D. MARTINEZ SURVEY, A-31, SAN JACINTO COUNTY, TEXAS, AND BEING THE RESIDUE OF THAT CERTAIN CALLED 4.369 ACRE TRACT CONVEYED BY KENNETH E. HAYMAN AND WIFE, LINDA C. HAYMAN TO DAVID VICTOR HIRD AND DONALD RAY DARNELL BY DEED RECORDED IN VOLUME 252, PAGE 336 AND AN 0.229 ACRE TRACT CONVEYED TO DAVID VICTOR HIRD AND RUTH ELAINE HIRD BY DEED RECORDED IN CLERK'S FILE NO. 10-5924, PAGE 24882 OF THE OFFICIAL PUBLIC RECORDS OF SAID SAN JACINTO COUNTY, TEXAS. SAID 0.768 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found for the northeast corner of this tract, same being the southeast corner of the David Victor Hird 1.564 acre tract described in Clerk's File No. 2013004615, Page 19314 of said official records and being on the west line of the Donald W. Sinclair 6.442 acre tract described in Volume 94, Page 391 of said official records;

THENCE: S 00° 19' W 122.26 Ft., with said 6.442 acre west line, to a ½ inch iron rod found for the southeast corner of this tract, same being the lower northeast corner of the Randy C. Parker 2.039 acre tract described in Clerk's File No. 11-6202, Page 26276 of said official records;

THENCE: N 89° 46' W 275.94 Ft., with the south line of said residue tract and of said 0.229 acre and with the lower north line of said 2.039 acre tract to its interior corner, a ¼ inch iron rod set for the southwest corner of this tract, same being the southeast corner of a 30 Ft. wide access easement recorded in Clerk's File No. 04-3642 of said official records;

THENCE: N 00° 14' W 120.01 Ft., with the east line of said access easement and the upper east line of said 2.039 acres, to a ½ inch iron rod set for the northwest corner of this tract, same being the southwest corner of said Hird 1.564 acre tract;

THENCE: N 89° 46' E 276.13 Ft., with the south line of said 1.564 acres and the north lines of said 0.229 acre and residue tracts, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.768 ACRE OF LAND, including all improvements thereon.

TRACT 2:

TOGETHER with a thirty foot (30') wide access easement parallel and adjacent to the west line of the 2.039 acres terminating 191.44 feet from the Northwest corner of same. Said easement being the same easement reserved in deed dated May 14, 2004, executed by David Victor Hird to Randy C. Parker, filed May 20, 2004, in the office of the County Clerk of San Jacinto County, Texas, under Clerk's File No. 04-3642.

EXHIBIT "A"

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, OR 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: LOT ONE (1), BLOCK FOUR-A (4A), RESERVE "A" OF UNIT 1, WHISPERING PINES VILLAGE OF WATERWOOD, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 45 OF THE PLAT RECORDS, SAN JACINTO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/12/2023 and recorded in Document 20235231 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: 08/05/2025

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 LEANN KAWECKI, provides that it secures the payment of the indebtedness in the original principal amount of \$136,730.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.9025 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.auction.com or (800) 280-2833

Certificate of Posting

I am Stephanie Fernandez, 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 6/10/2025, 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.

Our Case No. 25-01190-FC-2

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF SAN JACINTO

Deed of Trust Date:
August 4, 2021

Property address:
110 HICKORY LN
COLDSRING, TX 77331

Grantor(s)/Mortgagor(s):
MICHAEL PHILLIP GARZA, A SINGLE PERSON AND
KENDRA DENEE FAIRCLOTH, A SINGLE PERSON

LEGAL DESCRIPTION: Being Lots One (1) and Two (2), of HICKORY LANE, a subdivision out of the J. S. Brown Survey, San Jacinto County, Texas, according to the plat thereof recorded in Volume 4, page 35 of the Plat Records of San Jacinto County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PILGRIM MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: SEPTEMBER 2, 2025

Property County: SAN JACINTO

Original Trustee: ALLAN B. POLUNSKY

Recorded on: August 19, 2021
As Clerk's File No.: 20216070
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee: *Keata Smith*
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, Ron Harmon, Tiffany Beggs, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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, Ron Harmon, Tiffany Beggs, Marinosci Law Group PC, 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 2, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. 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 be conducted at the San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, TX 77331 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

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 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.

WITNESS MY HAND, 6/16/25

THE STATE OF TEXAS
COUNTY OF DALLAS

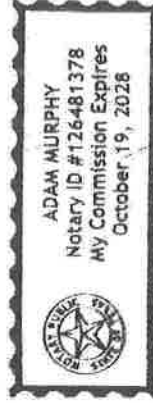
MARINOSCI LAW GROUP, P.C.

By: 
SAMMY HOODA
MANAGING ATTORNEY

Before me, Adam Murphy, the undersigned officer, on this, the 16 day of JUNE, 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 25-01190

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

THIS INSTRUMENT APPOINTS THE TRUSTEE / 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. (Tex. Prop. Code § 51.0076)

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))

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SAN JACINTO §

Property to be Sold

Being 14.05 acres of land, more or less, being a part of the J. H. SHEPPARD SURVEY, abstract 285, San Jacinto County, Texas, and being our of that certain 614.43 acre tract described in a deed from Oakhurst Properties, LP to DSPI, a Texas Joint Venture recorded in San Jacinto Clerk's File 06-1436.

Instrument to be Foreclosed

Deed of Trust filed on October 18, 2019, under Clerk's File No. 201966618, at Page 32635, in the Official Public Records of San Jacinto County, Texas (*the Deed of Trust*).

The undersigned is a substitute trustee (and may be referred to herein as *trustee*) appointed by virtue of a Appointment of Substitute Trustee filed under Clerk's File No. 20251766, at Page 85490, of the Official Public Records of San Jacinto County, Texas.

Date, Time, and Place of Sale

The sale is scheduled to be held at the following date, time, and place:

Date: first Tuesday of August - August 5, 2025

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: North end of the Courthouse, San Jacinto County, Coldspring, Texas, 1 State Highway 150, pursuant to the designation shown in Volume 62, Page 679, of the Official Public Records of San Jacinto County, Texas.

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

Terms of Sale

1. 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.
2. Those desiring to purchase the *Property* will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.
3. 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*, if any, to the extent they remain in force and effect and have not been subordinated to the *Deed of Trust*. The sale shall 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.
4. Pursuant to the *Deed of Trust*, the *Beneficiary* 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*.
5. 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 the warranties of title (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*.
6. Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee

Type of Sale

The sale is a non judicial Deed-of-Trust lien foreclosure sale being conducted pursuant to the power of sale granted in the *Deed of Trust*..

Obligations Secured

The *Deed of Trust* filed on October 18, 2019, under Clerk's File No. 20196618, at Page 32635, in the Official Public Records of San Jacinto County, Texas provides that they secure the payment of the indebtedness and obligations therein described (*the Obligations*) in the Original principal amount of \$196,87500, executed by Terry L. Woodson and Nancy L. Richardson and payable to the order of Dorli Bradshaw. Dorli Bradshaw is the current owner and holder of *the Obligations* and is the *Beneficiary* under the *Deed of Trust*.

As of May 27, 2025, there was owed at least the sum of \$161,496.53 which consists of the amount of the note that has been accelerated as of February 28, 2025(\$148,359.00), plus charges for twenty-seven(27) months of late charges (\$2,100.00), plus property taxes for 2020, 2021, 2022, 2023, and 2024 (\$9,037.53), plus attorneys fees of \$2,000.00.

Questions concerning the sale may be directed to the undersigned.

Default and Request to Act

Default has occurred under the *Deed of Trust*, and the *Beneficiary* has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the *Beneficiary* may appoint another person as Substitute Trustee to conduct the sale.

DATED: June 24, 2025



Kerry C. Hagan, Substitute Trustee
Attorney for Dorli Bradshaw
SBOT# 08684500
15160 State Hwy 150 W, Suite B
Coldspring, Texas 77331
Telephone 936-653-4444
Email: kerryhagan@gmail.com

00000140

By Dawn Wright
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 12, 2017, ALEXANDER VEGA SANCHEZ conveyed to ROY HALL, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 7, Block 5 Out of TRAILS END, Phase 1, 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 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 \$66,400.00 executed by ALEXANDER VEGA SANCHEZ and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20182794, Volume , Page 13705, 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 ROY HALL, 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 5TH day of AUGUST, 2025, 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 JUNE 26, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

By Cindy Henderson

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.

DEED OF TRUST INFORMATION:

Date: 07/21/2022
Grantor(s): STEVEN BODENHAMER, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$148,166.00
Recording Information: Page 27524 Instrument 20225228
Property County: San Jacinto
Property: (See Attached Exhibit "A")
Reported Address: 24605 DARKWOOD CT, HUNTSVILLE, TX 77320

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of August, 2025
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: AT THE NORTH END OF THE COURTHOUSE in San Jacinto County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the San Jacinto County Commissioner's Court, at the area most recently designated by the San Jacinto County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been removed and 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenbloom, 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, Braden Barnes, Rachel Domelly, or Jamie E. Silver, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Keate Smith whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 7-14-25 I filed and / or recorded 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.

By: Keate Smith

Exhibit "A"

LOT FOUR (4), BLOCK THREE (3), UNIT ONE (1), WHISPERING PINES VILLAGE OF WATERWOOD, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 4 OF THE PLAT RECORDS, SAN JACINTO COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

9638-3158

2147045880

PG2

POSTPKG

00000149

"COPY"

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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, Anthony J. Marksberry, P. O. Box 1807, Onalaska, Texas 77360, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated February 3, 2019, recorded in Document 20192114, Deed of Trust Records, San Jacinto County, Texas, covering certain real property situated in said County, being Lot(s) 75 and 76, Section G, Holiday Villages of Livingston Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$15,800.00 executed by the person(s) first named hereinabove and payable to the order of Livingston Holiday Villages, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to Texas Holiday Villages, LLC, a Texas limited liability company (the "Payee") in Assignment dated October 30, 2020, recording in Document Number 20207432, in the real property records of San Jacinto County and subsequently to Sunny 42 Investments, LLC, a Texas limited liability company (the "Payee") in Assignment dated October 31, 2020, recording in Document Number 20211915, in the real property records of San Jacinto County; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of August, 2025, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 10 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of July, 2025.


SHAWN COKER, SUBSTITUTE TRUSTEE

Accepted for Filing in:

San Jacinto County

On: Jul 14, 2025 at 04:19P

By Cindy Henderson