

NOTICE OF FORECLOSURE SALE

On Jun 18, 2025 at 01:24P
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: BEING LOTS FORTY-SEVEN (47) AND FORTY-EIGHT (48), OF FAIR PARK SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 122, PAGE 143, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/16/2021 and recorded in Document 20217857 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: 09/02/2025

Time: 01:00 PM

Place:

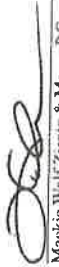
San Jacinto County, Texas at the following location: NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 JANET RIPPER, provides that it secures the payment of the indebtedness in the original principal amount of \$239,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 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.mwzmlaw.com/tx-investors

Certificate of Posting

I am Keata 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 6-18-25 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.

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NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
WILSON, MITCHELL
500 JOHNSON ROAD, COLDSRING, TX 77331

CONVENTIONAL
Firm File Number: 25-042464

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 28, 2009, MITCHELL B. WILSON AND WIFE, TAMARA WILSON, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMBEE FOR PEOPLE'S STATE BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN JACINTO COUNTY, TX and is recorded under Clerk's File/Instrument Number 09-5792, to which reference is herein made for all purposes.

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

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 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in SAN JACINTO COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of San Jacinto, State of Texas:

BEING 0.8890 ACRE OF LAND, OUT OF AND A PART OF THE WILLIAM RANKIN SURVEY, ABSTRACT 41, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF A 1.56 ACRE TRACT CALLED BLOCK NO. 5 IN A PARTITION DEED AND SET ASIDE TO SARA J. JOHNSON HARRELL, AND BEING THE TRACT CONVEYED BY DEED FROM SARA J. JOHNSON HARRELL TO ANDREW J. JOHNSON BY DEED DATED JUNE 29, 1977, RECORDED IN VOLUME 166, PAGE 649, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. SAID 0.8890 ACRE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK NO. 5, AND THE NORTHEAST CORNER OF BLOCK NO. 4, AT A 5/8" STEEL STAKE CORNER IN THE NORTHWEST LINE OF AN ORIGINAL .24 ACRE TRACT, AND LOCATED 619.04 FEET NORTH 42 DEG 55 MIN EAST FROM THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 45 DEG 23 MIN 14 SEC EAST, WITH THE LINE OF BLOCK NO. 4, A DISTANCE OF 283.16 FEET, TO A SET 5/8" IRON ROD WITH CCI CAP FOR CORNER IN THE FEE TAKE LINE OF LAKE LIVINGSTON;

THENCE NORTH 53 DEG 30 MIN EAST WITH SAID FEE TAKE LINE, 155.30 FEET, TO A 5/8" STEEL STAKE AT COMMON CORNER BETWEEN WEST RESIDUE OF BLOCK NO. 5 AND THE EAST PORTION OF BLOCK NO. 5 AS CONVEYED TO ROBERT F. ATKINS, VOL. 16, PAGE 400, SAN JACINTO COUNTY DEED RECORDS AUGUST 3, 1985;

THENCE NORTH 53 DEG 31 MIN 00 SEC WEST WITH THE COMMON BOUNDARY LINE OF THE WEST RESIDUE OF BLOCK NO. 5 AND SAID EAST PORTION OF BLOCK NO. 5 A DISTANCE OF 313.40 FEET, TO A 5/8" STEEL STAKE CORNER IN THE NORTHWEST LINE OF SAID .24 ACRES;

THENCE SOUTH 42 DEG 55 MIN WEST WITH SAID LINE 109.16 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8890 ACRES OF LAND, MORE OR LESS.

Property Address: 500 JOHNSON ROAD
COLDSRING, TX 77331

Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING

Mortgage: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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.

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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

SUBSTITUTE TRUSTEE

Reid Rupie, Kathleen Adkins, Evan Press, Cary Corenshum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Olan,
Matthew Hansen, Jani Hutton, Alexis Banks, Aleera Litton, Aarti Patel,, Dana Dennen, Cindy Dennen, Aaron Crawford,
Auction.com
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day July 14, 2025.


By: _____
Rommy George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for NewRez LLC d/b/a Shellpoint Mortgage
Servicing

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 military
service to the sender of this notice immediately.

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: July 25, 2025

DEED OF TRUST:

DATE: December 7, 2022
GRANTOR MARLON OMAR ANDINO MEJIA & INGREED LIZZETH VELASQUEZ MEDRANO
TRUSTEE: ELVA CARREON TIJERINA
BENEFICIARY: VILLA ROSA PROPERTIES, LLC
COUNTY WHERE PROPERTY IS LOCATED: San Jacinto
RECORDED IN: Document # 2023-0155 of the Real Property Records of San Jacinto County, Texas.
PROPERTY: BEING 4.71 ACRES OF LAND, MORE OF LESS, OUT OF THE WILLIAM DOBIE SURVEY, A-93, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN INSTRUMENT #00-1364, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN R45577)

NOTE:

DATE: December 7, 2022
AMOUNT: One Hundred Forty Two Thousand Four Hundred Fifty Dollars and No Cents (\$ 142,450.00)
MAKER: MARLON OMAR ANDINO MEJIA & INGREED LIZZETH VELASQUEZ MEDRANO
PAYEE: VILLA ROSA PROPERTIES, LLC
HOLDER and BENEFICIARY: VILLA ROSA PROPERTIES, 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, SEPTEMBER 2nd, 2025
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.
PLACE OF SALE OF PROPERTY: Front steps of the San Jacinto County Courthouse, San Jacinto County, Texas.

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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 July 25, 2025



NOTARY PUBLIC
STATE OF TEXAS
Yesenia De Leon
4-26-27

After recording return to:

VILLA ROSA PROPERTIES
PO BOX 14567
HUMBLE, TX 77347

00000161

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 Filings in:

San Jacinto County

On: Aug 04, 2025 at 12:29p

By Cindy Henderson

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 8, 2021, ANGELA MEJIA DAMIAN conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 11, Block 1 Out of TRAILS END, Phase TWO, being 1.8720 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 ANGELA MEJIA DAMIAN 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. 20217609, Volume, Page 39899, 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 SEPTEMBER, 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 JULY 16, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

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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)

Accepted for Filing in:

COUNTY OF SAN JACINTO)

San Jacinto County

On: Aug 04, 2025 at 12:29P

By Cindy Henderson

KNOW ALL MEN

BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated APRIL 15, 2019, FERNANDA MICHAEL PEREZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 31, Block 7 Out of TRAILS END, Phase TWO, being 1.247 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 \$85,000.00 executed by FERNANDA MICHAEL PEREZ 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. 20192690, Volume , Page 12707, 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 SEPTEMBER, 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 JULY 16, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000166

NOTICE OF FORECLOSURE SALE

August 8, 2025

Deed of Trust and Security Agreement ("Deed of Trust"):

Dated: October 25, 2023

Grantor: Jeremy Charles Zimmermann

Trustee: Richard Melamed

Lender: GL&L Holdings, LLC

Recorded in: Document No. 20236231 of the real property records of San Jacinto County, Texas, and renewed and extended by a certain Modification, Extension and Renewal Agreement dated October 31, 2024.

Legal Description: BEING 2.0523-ACRES (89,397 SQ. FT.) TRACT OF LAND SITUATED IN THE S. FOLGER SURVEY, ABSTRACT NO. 129, IN SAN JACINTO COUNTY, TEXAS. BEING A PORTION OF A CALLED 11.127-ACRES TRACT RECORDED UNDER SAN JACINTO COUNTY CLERK FILE (S.J.C.C.F.) NO. 00-1594 OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS (O.P.R.S.J.C.T.), SA VE AND EXCEPT A CALLED 0.489-ACRE TRACT RECORDED UNDER S.J.C.C.F. No 00.1594 O.P.R.S.J.C.T .. SAID 2.053-ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT.

Said property is commonly know as: 405 Kelly Rd., Willis, Texas 77378

Secures: Adjustable-Rate Promissory Note ("Note") in the original principal amount of \$85,000.00, executed by Jeremy Charles Zimmermann ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Modifications and Renewals: Modification, Extension and Renewal Agreement (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Substitute Trustee: Donna Caddenhead, David Garvin, Penney Thornton, Sharon St. Pierre

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Substitute Trustee's

Address:

c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

Date:

Tuesday, September 2, 2025

Time:

The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.

Place:

1 State Highway 150, Coldspring, San Jacinto County, Texas 77331, at the North end of the Courthouse of the San Jacinto County Courthouse, Coldspring, Texas; or if the preceding area is no longer the designated area, at the area designated by the County Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code

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 GL&L Holdings, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, GL&L Holdings, LLC, 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 GL&L Holdings, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with GL&L Holdings, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place 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.

If GL&L Holdings, LLC passes the Foreclosure Sale, 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 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

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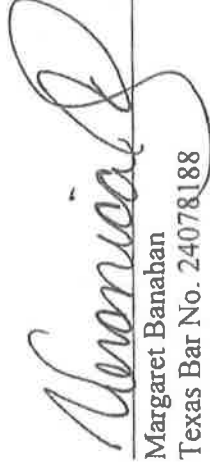
necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by GL&L Holdings, LLC. 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. 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.

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.



Margaret Banahan
Texas Bar No. 24078188

Veronica Almaguer
Texas Bar No. 24102149

R. Alex Weatherford
Texas Bar No. 24079553

Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender

00000166


Donna Caddenhead, David Garvin, Penney
Thornton or Sharon St. Pierre
c/o Foreclosure Services, LLC
8101 Boat Club Rd.,
Fort Worth, Texas 76179
Telephone (281) 394-3122
Telecopier (281) 940-2743

00000166

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
2.0523-ACRE (89,397 SQ. FT.)
S. FOLGER SURVEY, ABSTRACT NO. 129
SAN JACINTO COUNTY, TEXAS

BEING 2.0523-ACRES (89,397 SQ. FT.) TRACT OF LAND SITUATED IN THE S. FOLGER SURVEY, ABSTRACT NO. 129, IN SAN JACINTO COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.127-ACRES TRACT RECORDED UNDER SAN JACINTO COUNTY CLERK FILE (S.J.C.C.F.) NO. 00-1594 OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS (O.P.R.S.J.C.T.), SAVE AND EXCEPT A CALLED 0.489-ACRE TRACT RECORDED UNDER S.J.C.C.F. No 00.1594 O.P.R.S.J.C.T.. SAID 2.053-ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING At a 2-inch iron pipe found marking the southwest corner of a called 2.58-Acre tract recorded under S.J.C.C.F. No 06-5173 O.P.R.S.J.C.T. and the west corner of the herein described tract;

THENCE North 45° 00' 00" East, 366.02 feet, with the south east line of aforementioned 2.58-Acre tract to the north corner of the herein described tract from which a 1-inch iron pipe bears N03°12"W 0.34 feet;

THENCE South 45° 22' 39" East, 289.10 feet, with the southwest line of a called 1.119-Acres tract known as Tract 3 recorded under S.J.C.C.F. No 20192364 O.P.R.S.J.C.T. to a 5/8-inch iron rod with cap (DART) set marking the east corner of the herein described tract ;

THENCE South 68° 00' 00" West, 136.91 feet, over and across a portion of the aforementioned 11.127-Acre tract to a 5/8-inch iron rod with cap (DART) set marking an interior corner of the herein described tract;

THENCE South 46° 00' 00" West, 243.06 feet, counting over and across aforementioned 11.127-Acre tract to a 5/8-inch iron rod with cap (DART) set marking the south corner of the herein described tract;

THENCE North 44° 43' 07" West, 231.36 feet, with the northeast line of a called 167.61-Acres tract recorded under S.J.C.C.F. No 20202998 O.P.R.S.J.C.T. to the POINT OF BEGINNING and containing 2.0523-Acres.

Notice of Substitute Trustee Sale

Accepted for Filing in:
San Jacinto County

On: Aug 12, 2025 at 11:01A

By Dawn Wright

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

1. Date, Time and Place of Sale:

Date: Tuesday, September 2, 2025

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

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

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Francisco Torres Garcia & Liliana Chavez Martinez** and recorded on **August 14, 2019** in **Document Number 20195012**, **Page 25054** of the real property records of Liberty County, Texas with **Francisco Torres Garcia & Liliana Chavez Martinez**, Grantor(s) and, **Cleveland Land 2018 LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$74,950.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **May 6, 2019**.

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

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

6. Property to be sold:

271 Walter Cleveland, Texas 77328

BEING BLOCK TWENTY ONE (21), LOT TWENTY ONE (21) OUT OF TRAILS
END SUBDIVISION, PHASE 2, BEING 1.052 ACRES OF LAND, MORE OR
LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLATT
THEREOF: RECORDER IN VOLUME 00-1141. PAGE 4180, REAL PROPERTY
RECORDS OF SAN JACINTO COUNTY, TEXAS

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

By:  Date: 3-6-2025

Hollis Campbell, Trustee for Lender Cleveland Land 2018 LLC

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

Notice of Substitute Trustee Sale

Accepted for Filing in:
San Jacinto County

On: Aug 12, 2025 at 11:04A

By Dawn Wright

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

1. Date, Time and Place of Sale:

Date: Tuesday, September 2, 2025

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

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

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Trudy Charlene Collins AKA Trudy Charlene Powers & Shawn D Crawford** and recorded on **December 6th, 2019** in **Document Number 20197579** of the real property records of San Jacinto County, Texas with **Trudy Charlene Collins AKA Trudy Charlene Powers & Shawn D Crawford**, Grantor(s) and, Sunburst Mortgage LP as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$71,393.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **May 8th, 2018**.

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4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Ivo Andres Peruchena**, located at 105 Railroad Ave , 105, Humble, Texas 77338, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

6. Property to be sold:

BEING BLOCK TWENTY (20), LOT EIGHT (8) OUT OF TRAILS END SUBDIVISION, PHASE 2, BEING 1.0520 ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLATT THEREOF: RECORDE IN VOLUME 00-1141. PAGE 4180, REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS

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

By:  Date: 3/6/2025

Hollis Campbell, Trustee for Lender Sunburst Mortgage LP

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