

00000164

San Jacinto County

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
NIX, BENNIE
271 BEDIAS DRIVE, CLEVELAND, TX 77328

CONVENTIONAL
Fina File Number: 25-043231

On: Aug 07, 2025 at 02:30P
By Kyla Willner

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 18, 2002, BENNIE NIX AND DONNA NIX, as Grantor(s), executed a Deed of Trust conveying to JOHN DAVIS, as Trustee, the Real Estate hereinafter described, to TIR PARTNERSHIP, LTD 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 2004-2779, 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, October 7, 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 TRACT NO. 21, BLOCK 15, OUT OF TRAILS END ESTATES, PHASE TWO, BEING 1.0520 ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 00-1141, PAGE 4180 IN REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS. INCLUDING ALL EXISTING IMPROVEMENTS.

Property Address: 271 BEDIAS DRIVE
CLEVELAND, TX 77328
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK,
NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION
2905-1 TRUST
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.

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 Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Olan, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, , Dana Dennen, Cindy Dennen, Aaron Crawford,
Auction.com
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day August 6, 2025.

By: 
Ronny George
Texas Bar No. 24123104
Grant Taber

00000164

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 U.S. Bank, N.A., as Trustee, successor in
interest to Wachovia Bank, National Association, as
Trustee, for Mid-State Capital Corporation 2005-1 Trust

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.

00000178

Accepted for Filing in:

San Jacinto County

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

On: Aug 14, 2025 at 12:16P

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.

Matter No.: 138092-TX

Date: August 8, 2025

County where Real Property is Located: San Jacinto

ORIGINAL MORTGAGOR:	MICHELLE LAICHE AND KEVIN LAICHE, WIFE AND HUSBAND
ORIGINAL MORTGAGEE:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE:	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
MORTGAGE SERVICER:	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 11/20/2019, RECORDING INFORMATION: Recorded on 11/22/2019, as Instrument No. 20197291 and later modified by a loan modification agreement recorded as Instrument 20250383 on 01/24/2025

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE H & T. C. RR SURVEY, SECTION NO. 103, ABSTRACT NO. 164, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF A CALLED 5.78 ACRE TRACT AS RECORDED IN VOLUME 217, PAGE 328, OUT OF A CALLED 23 ACRE TRACT AS RECORDED IN VOLUME 208, PAGE 276, OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/7/2025, the foreclosure sale will be conducted in San Jacinto County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906



4850594

AP NOS/SOT 08212019

Matter No.: 138092-TX

00000178

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM LLC, TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

Return to:

ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

By: Hollis Hamilton Keata Smith
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

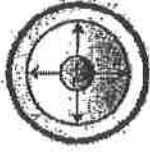
00000178

20197291

36140

138092-TX

EXHIBIT "A" LEGAL DESCRIPTION



HIROMS SURVEYING CO.

P. O. BOX 5394 KINGWOOD, TEXAS 77325

281.360.5080

athroms@suddenlink.net

FIRM NO. 10061509

METES AND BOUNDS DESCRIPTION

BEING that certain tract or parcel of land situated in the E. & W. C. RR SURVEY, SECTION NO. 103, ABSTRACT NO. 164, San Jacinto County, Texas, and being out of a called 5.78 acre tract as recorded in Volume 217, Page 328, out of a called 23 acre tract as recorded in Volume 208, Page 276, Official Public Records of San Jacinto County, Texas, and being more particularly described by notes and bounds as follows:

COMMENCING for reference at a 5/8 inch iron rod found marking the Southwest corner of a called 4.77 acre tract as recorded in Clerk's File Nos. 01-701 and 05-4921, of the Official Public Records of San Jacinto County, Texas, same being in the East line of a called 3.712 acre tract recorded in Clerk's File No. 20165152, San Jacinto County Public Records;

THENCE South 74 degrees 10 minutes 53 seconds East along the South line of the aforementioned 4.77 acre tract, a distance of 124.51 feet to an old wood fence corner post marking the POINT OF BEGINNING of the herein described tract or parcel of land, same being in the East line of Stephens Road, a 60 foot wide roadway at this point;

THENCE continuing South 74 degrees 10 minutes 53 seconds East a distance of 544.59 feet to a 1/4 inch iron rod found marking the Northeast corner of the herein described tract of land, same being an interior corner of the aforementioned 4.77 acre tract;

THENCE South 08 degrees 38 minutes 29 seconds East, passing the aforementioned 4.77 acre tract and passing also a called 4.77 acre tract as recorded in Volume 253, Page 983 of the Official Public Records of San Jacinto County, Texas, a distance of 377.46 feet to the Southeast corner of the herein described tract of land from which a wood fence corner post bears South 14 degrees 27 minutes East a distance of 1.30 feet;

THENCE South 83 degrees 48 minutes 21 seconds West along the North line of a called 24.1459 acre tract as recorded under San Jacinto County Clerk's File No. 01-7130, and a called 4.6131 acre tract as recorded in Volume 47, Page 646 of the Official Public Records of San Jacinto County, Texas, a distance of 438.05 feet to a 5/8 inch iron rod found for the most Southerly Southwest corner of the herein described tract or parcel of land, and being also the Southeast corner of a called 1.00 acre tract known as TRACT I, as recorded in San Jacinto County Clerk's File No. 06-5979;

THENCE North 05 degrees 30 minutes 39 seconds West along the East line of the aforementioned TRACT I, same being a West line of the herein described tract or parcel of land, a distance of 216.08 feet to a 1/4 inch iron rod found for an angle point, same being also the Northeast corner of the aforementioned TRACT I and being also the Southeast corner of a called 0.54 acre tract known as TRACT II, as recorded in San Jacinto County Clerk's File No. 06-5979;

THENCE North 06 degrees 02 minutes 00 seconds West along the East line of the aforementioned TRACT II, a distance of 92.90 feet to a 2 inch iron pipe found marking the interior corner of the herein described tract or parcel of land, and being also the Northeast corner of TRACT II;

North 86 degrees 44 minutes 06 seconds West along an old barbed wire fence line, also being the North line of said TRACT II, a distance of 176.02 feet to an old wood fence corner post marking the most Westerly Southwest corner of the herein described tract of land, same being in the East line of Stephens Road;

THENCE along the East line of Stephens Road, same being the West line of the herein described tract or parcel of land, North 17 degrees 47 minutes 15 seconds East a distance of 266.26 feet to the POINT OF BEGINNING, and containing 5.481 acres of land, more or less.

Prepared by: Hiroms Surveying Co.
November 15, 2019



00000192

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: August 26, 2025

DEED OF TRUST:

DATE: June 2, 2022
GRANTOR MA. INES CARDENAS PORTILLO
TRUSTEE: ELVA CARREON TIJERINA
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO
RECORDED IN: Document # 2022-4007-21267 of the Real Property Records of SAN JACINTO County, Texas.
PROPERTY: BEING ALL OF LOTS 21, 22, AND 23, BLOCK 1, SECTION 1, OF CEDAR LAKE ESTATES, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 834, DEED RECORDS, SAN JACINTO COUNTY, TEXAS (PIDN 53754, 53755, 53756)

NOTE:

DATE: June 2, 2022
AMOUNT: Fifty Six Thousand Nine Hundred Ninety Dollars and No Cents (\$ 56,990.00)
MAKER: MA. INES CARDENAS PORTILLO
PAYEE: VILLA BLANCA PROPERTIES, LLC
HOLDER and BENEFICIARY: VILLA BLANCA 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, OCTOBER 7th, 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.

00000192

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 August 26, 2025




NOTARY PUBLIC
STATE OF TEXAS
Yesenia De Leon
4-24-27

After recording return to:

VILLA BLANCA PROPERTIES, LLC
PO BOX 14567
HUMBLE, TX 77347

00000193

San Jacinto County
On: Aug 29, 2025 at 10:33A
By Kala Willner

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: August 26, 2025

DEED OF TRUST:

DATE: April 4, 2025
GRANTOR ANDY JAIR VENTURA
TRUSTEE: ELVA CARREON TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO
RECORDED IN: Document # 2025-2694-90512 of the Real Property Records of SAN JACINTO County, Texas.
PROPERTY: SURFACE ESTATE ONLY IN AND TO LOT TWENTY-THREE (23) OF BITTER CREEK, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 26 OF THE PLAT RECORDS, SAN JACINTO COUNTY, TEXAS (PIDN: 49449)

NOTE:

DATE: April 4, 2025
AMOUNT: Sixty Six Thousand Four Hundred Fifty Dollars and No Cents (\$ 66,450.00)
MAKER: ANDY JAIR VENTURA
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, OCTOBER 7th, 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.

00000193

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

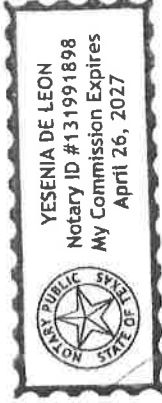
STATE OF TEXAS §

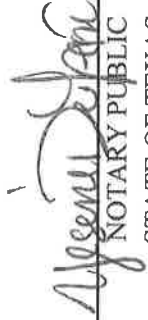
§

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 August 26, 2025




NOTARY PUBLIC
STATE OF TEXAS

Yesenia De Leon

4.24.27

After recording return to:

CANELO INVESTMENTS, LLC
PO BOX 14567
HUMBLE, TX 77347

00000194

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 DECEMBER 4, 2017, ROBIN BIBBY conveyed to ROY HALL, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 1, Block 6 Out of TRAILS END, Phase 2, being 1.0730 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 \$55,200.00 executed by ROBIN BIBBY 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. 20180807, Volume, Page 3993, 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 7TH day of OCTOBER, 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 AUGUST 13, 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 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 DECEMBER 4, 2017, DEAN BIBBY conveyed to ROY HALL, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 1, Block 6 Out of TRAILS END, Phase 2, being 1.0730 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 \$55,200.00 executed by DEAN BIBBY 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. 20180807, Volume, Page 3993, 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 7TH day of OCTOBER, 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 AUGUST 13, 2025.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000196

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 TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JANUARY 18, 2023, CALIXTO ARTEAGA conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 20, Block 17 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$81,000.00 executed by CALIXTO ARTEAGA 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. 20230493, Volume , Page 2625, 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 JENNIFER TOTEN, 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 7TH day of OCTOBER, 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 24, 2025.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:

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

00000197

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 APRIL 22, 2010, JAMIE MILLER conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 7, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 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 \$84,819.00 executed by JAMIE MILLER 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. 10-4803, Volume , Page 19334, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 7TH day of OCTOBER, 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 24, 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 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 APRIL 22, 2010, HEATHER MILLER conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 7, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 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 \$84,819.00 executed by HEATHER MILLER 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. 10-4803, Volume , Page 19334, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 7TH day of OCTOBER, 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 24, 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 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 TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JANUARY 18, 2023, MARIA A. ARTEAGA conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

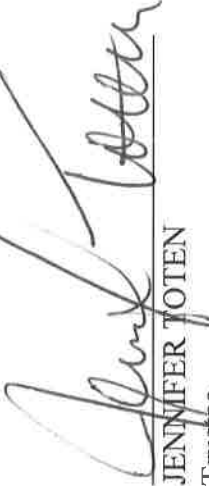
Being TRACT NO. 20, Block 17 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$81,000.00 executed by MARIA A. ARTEAGA 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. 20230493, Volume , Page 2625, 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 JENNIFER TOTEN, 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 7TH day of OCTOBER, 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 24, 2025.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:

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

00000202

For filing

NOTICE OF TRUSTEE'S SALE
SAN JACINTO COUNTY

Accepted for Filing in:
San Jacinto County
On: Sep 08, 2025 at 04:30P
By Cindy Henderson

1. **CURRENT DATE:** September 5, 2025
2. **DEBTOR:** Rellmundo Sabalza, 6602 Ackley Dr., Humble, TX 77396
3. **CREDITOR:** Sacred Site Properties, Inc, 709 Olive St., Houston, TX 77077.
4. **MORTGAGOR:** Rellmundo Sabalza, 6602 Ackley Dr., Humble, TX 77396
5. **SUBSTITUTE TRUSTEE:** S. SCOTT BOYD, RICHARD FASON, or ABBA ST. GERMAINE, 2101 Louisiana St., Houston, Texas 77002; Phone: 713-222-0351; email ssboyd@pattersonboyd.com
6. **OBLIGATION:** Note dated April 7, 2011 and referenced in Deed of Trust of the same date, recorded under San Jacinto County Clerk's File No. 2014-002628.
7. **DEFAULT:** Failure to make monthly payments since August 2025 and unpaid taxes totaling \$4,382.66 plus legal fees of \$2,500. The Note has been accelerated and the full balance owed at the time of sale October 7, 2025 is \$76,076.24.
8. **LIEN DESCRIPTION:** Deed of Trust dated April 7, 2011 recorded under San Jacinto County Clerk's File No. 2014-002628.

9. PROPERTY DESCRIPTION:

Being Tracts 14B, 12.4875 acres of land situated in the William Hays League, Abstract No. 890, Liberty County, Texas and A-144, San Jacinto County, Texas, same being out of a called 787.99 acre tract being more particularly described by the attached Exhibit A.

10. **DATE/TIME OF SALE:** On October 7, 2025 between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. Notwithstanding, the earliest time that the sale will be conducted will be 11:00 o'clock a.m. and the latest time will be 2:00 o'clock p.m.

11. PLACE OF SALE:

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.

12. PURPOSE OF SALE:

Mortgagor has defaulted on the obligation and Mortgagee has requested that the Substitute Trustee carry out the terms and conditions of the Deed of Trust.

13. INQUIRES:

Substitute Trustee: S. Scott Boyd, William C. Boyd, Richard Fason, and/or Abba St. Germaine, Ph. 713-222-0351; Email: ssboyd@pattersonboyd.com

14. CONDITIONS OF SALE:

ALL PROPERTY WILL BE SOLD AS IS WHERE AS AND SUBJECT TO ALL LIENS AND ENCUMBRANCES, IF ANY. ALL WARRANTIES OF ANY KIND ARE DISCLAIMED. PURCHASERS, BY PURCHASE AND TO INDUCE THE SALE, WAIVE RELIANCE UPON ALL REPRESENTATIONS AND/OR FAILURE TO DISCLOSE MATERIAL FACTS INCLUDING THOSE FOR PURPOSES OF INDUCING THE PURCHASE MADE BY ANYONE, INCLUDING THE TRUSTEE.

15. NOTICE TO SERVICEMEN AND SERVICE WOMEN

YOU MAY HAVE CERTAIN RIGHTS AS SERVICE PERSONS UNDER STATE AND FEDERAL LAW. IF YOU ARE AN ACTIVE SERVICE PERSON YOU SHOULD ASSERT AND PROTECT THOSE RIGHTS AND SEND WRITTEN NOTICE OF YOUR ACTIVE SERVICE TO THE TRUSTEE OR TO THE MORTGAGOR.

WE ARE ATTEMPTING TO COLLECT A DEBT FOR SACRED SITE PROPERTIES INC., AND ANY INFORMATION PROVIDED WILL BE USED FOR THAT PURPOSE.



S. SCOTT BOYD, Substitute Trustee
William C. Boyd
Richard Fason
Abba St. Germaine

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **JUAN A. MUNOZ MENDOZA**, dated November 29, 2024, and duly filed for record on December 27, 2024, in the Office of the County Clerk of San Jacinto County, Texas in **Volume 1146, Page 116** of the Official Real Property Records of San Jacinto County, Texas, conveying to **Vernon R. Young, Trustee**, the following described real property and improvements thereon in San Jacinto County, Texas, to-wit:

Being Lot Three Hundred Forty-eight (348) of TANGLEWOOD FOREST, a subdivision in San Jacinto County, Texas according to the map or plat thereof recorded in Volume 126, Page 235 of the Deed Records of San Jacinto County, Texas; and

Being Lot Three Hundred Fifty-five (355) of TANGLEWOOD FOREST, a subdivision in San Jacinto County, Texas according to the map or plat thereof recorded in Volume 126, Page 235 of the Deed Records of San Jacinto County, Texas; and

WHEREAS, **D&V Development LLC**, a Texas limited liability company, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **D&V Development LLC**, a Texas limited liability company, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said Vernon R. Young, as Trustee and appointed:

Tommy Jackson
Keata Smith or
Stephanie Hernandez

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

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



OCTOBER 7, 2025

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

At the north end of the San Jacinto County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

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

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN

THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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

D&V Development LLC
5325 Katy Freeway, Suite One
Houston, Texas 77007

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.

Keata Smith
Tommy Jackson
✓ Keata Smith or
Stephanie Hernandez
Substitute Trustee(s)

Address for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007

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

Filed for Record in:
San Jacinto County

On: Sep 15, 2025 at 02:18P

As a
Posting Notices

Document Number: 00000207

Amount 2.00

Receipt Number - 74948

By,
Kyla Willner

STATE OF TEXAS
COUNTY OF SAN JACINTO
I, Dawn Wright hereby certify that this
instrument was filed in number sequence on the date
and time hereon by me, and was duly recorded in the
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas
as stamped hereon by me on

Sep 15, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

Notice of Substitute Trustee Sale

Accepted for Filing in:
San Jacinto County

Date: Sep 16, 2025 at 09:05A

By: Kay Hillner

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

1. Date, Time and Place of Sale:

Date: Tuesday, October 6, 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**.

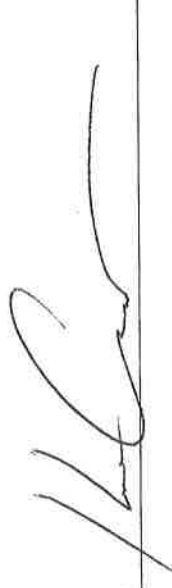
4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Ivo Andres Peruchena**, located at 105 Railroad Ave , 105, Humble, Texas 77338, Substitute 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: September 9, 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.

000000209

Accepted for Filing in:

San Jacinto County

On: Sep 16, 2025 at 09:13a

By Kyla Willner

NOTICE OF FORECLOSURE SALE

September 11, 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

Substitute Trustee's**Address:**

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

Foreclosure Sale:**Date:**

Tuesday, October 7, 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

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.



Margafet Banahan
Texas Bar No. 24078188
Veronica Almaguez
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

00000209

Donna Caddenhead

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

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.

After Recording Return to:
Texas Title
19111 Dallas Pkwy, Ste 120
Dallas, TX 75287