

00000166

Accepted for Filing in:

San Jacinto County

25-297179

Notice of Substitute Trustee's Sale

On: Jul 23, 2026 at 12:43P

By Kyla Willner

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

Deed of Trust Date: July 14, 2006	Original Mortgagor/Grantor: CHARLES A. ADEN
Original Beneficiary / Mortgagee: BENEFICIAL TEXAS INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2. MORTGAGE-BACKED NOTES, SERIES 2021-R2
Recorded in: Volume: 2006 Page: 22903 Instrument No:	Property County: SAN JACINTO
Mortgage Servicer: Select Portfolio Servicing, Inc.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr, Salt Lake City, UT 84119

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

Secures: Note in the original principal amount of \$122,390.26, executed by CHARLES A. ADEN and payable to the order of Lender.

Property Address/Mailing Address: 280 BOAT LAUNCH ROAD, PT BLANK, TX 77364

Legal Description of Property to be Sold: BEING 1.00 ACRE OF LAND SITUATED IN THE RALPH MCGEE SURVEY, ABSTRACT 29, SAN JACINTO COUNTY, TEXAS, BEING THE SAME AS THAT CERTAIN TRACT CONVEYED BY CHARLES THOMAS ADEN TO DEBORAH LYNETTE ADEN WINFREY BY DEED RECORDED IN VOLUME 250, PAGE 242 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 1.00 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2' IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE UPPER NORTHWEST CORNER OF THE THOMAS WALTERS 7.45 ACRE TRACT DESCRIBED IN VOLUME 85, PAGE 292 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, AND BEING ON THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 156; THENCE SOUTH 14 DEG. 39' WEST 417.17 FT., WITH THE UPPER WEST LINE OF SAID 7.45 ACRES TO AN INTERIOR CORNER OF SAME, A 1/2' IRON ROD SET BY A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE NORTH 76 DEG. 00' WEST 104.43 FT. WITH THE LOWER NORTH LINE OF SAID WALTER 7.45 ACRES, TO A 1/2' IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE RESIDUE OF THE J. T. ADEN 3.0 ACRE TRACT DESCRIBED IN VOLUME 46, PAGE 275 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS: THENCE NORTH 14 DEG. 39' EAST 417.17 FT., WITH THE EAST LINE OF SAID ADEN RESIDUE TRACT TO ITS NORTHEAST CORNER, A 1/2' IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT ON THE SOUTH RIGHT OF WAY OF SAID HIGHWAY 156; THENCE SOUTH 76 DEG. 00' EAST 104.43 FT., WITH SAID RIGHT OF WAY, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 1.00 ACRE OF LAND. TAX MAP OR PARCEL ID NO.: 42420

Date of Sale: September 01, 2026

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: 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 Commissioners Court OR AS DESIGNATED BY THE



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COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2*, the owner and holder of the Note, has requested *SERVICELINK AGENCY SALES AND POSTING, LLC* WHOSE ADDRESS IS 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR *TEJAS CORPORATE SERVICES, LLC* WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, *SERVICELINK AGENCY SALES AND POSTING, LLC* WHOSE ADDRESS IS 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR *TEJAS CORPORATE SERVICES, LLC* WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by *SERVICELINK AGENCY SALES AND POSTING, LLC* WHOSE ADDRESS IS 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR *TEJAS CORPORATE SERVICES, LLC* WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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

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



SPS

/s/Joseph Vacek

Joseph Vacek

Attorney for Select Portfolio Servicing,
Inc.

State Bar No.: 24038848

jvacek@raslg.com

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC/ Attorney for Mortgagee
5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

STATE OF TEXAS

*

COUNTY OF SAN JACINTO

*

NOTICE OF TRUSTEE'S SALE

DATE: August 3, 2026

DEED OF TRUST:

DATE: February 11, 2011

DEBTOR: TIFFANY L. HINKLE and ROGER D. WYATT, JR.

DEBTOR'S COUNTY: San Jacinto County, Texas

BENEFICIARY: LEGACY ADVANCED ASSETS, LP

TRUSTEE: Fritz Faulkner

RECORDING INFORMATION: Instrument #11-5442, San Jacinto County
Official Records

PROPERTY:

Being Lots 10, 11, 12, 13, & 14, Block 7, of LAKE WATER WHEEL ESTATE #6, and all improvements situated thereupon, a subdivision in San Jacinto County, Texas, according to the map or plat recorded at Volume 78, page 409 of the Deed Records of said County, to which instruments reference is made for a more complete description and for all lawful purposes.

NOTE:

DATE: February 11, 2011

AMOUNT: \$57,500.00

DEBTOR: TIFFANY L. HINKLE and ROGER D. WYATT, JR.

HOLDER: LEGACY ADVANCED ASSETS, LP

DATE OF SALE OF PROPERTY: September 1, 2026

EARLIEST TIME OF SALE: 1:00 p.m. or within three hours thereafter

PLACE OF SALE OF PROPERTY: north side of the San Jacinto County Courthouse at the front steps of the Courthouse for the purpose of public sales and auction, as designated by Commissioner's Court as the area at the courthouse where sales pursuant to Section 51.002 Texas Property are to take place.

Because of default in performance of the obligations of the Deed of

Trust, the Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

WITNESS MY HAND this 3rd day of August, 2026.



FRITZ FAULKNER, Trustee

00000174

Accepted for Filing in:

San Jacinto County

On: Aug 06, 2026 at 02:17P

By Dawn Wright

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN JACINTO County

Deed of Trust Dated: February 4, 2022

Amount: \$56,800.00

Grantor(s): CODY ANDREW CARPENTER

Original Mortgagee: SHELL FEDERAL CREDIT UNION

Current Mortgagee: SHELL FEDERAL CREDIT UNION

Mortgagee Address: SHELL FEDERAL CREDIT UNION, P.O. BOX 578, DEER PARK, TX 77538

Recording Information: Document No. 20221066

Legal Description: BEING LOT SEVEN (7), IN BLOCK ONE (1), OF PEACH CREEK FARMS, SECTION 1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED UNDER VOLUME 20210607, PAGE 31747 OF THE MAP RECORDS OF SAN JACINTO, COUNTY, TEXAS.

Date of Sale: September 1, 2026 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 OLAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KAREN LILLEY, REBECCA HAMMOND, 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, JAY JACOBS, AMY BEAULIEU, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC., TIFFANY SANDVICK, NFPDS-TX LLC 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 Mortgagor, the Mortgagee or the Mortgagee's attorney

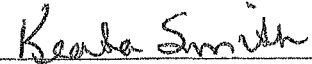
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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


DOMINIQUE L. VARNIER, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2026-001895



Printed Name: Keaba Smith

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

00000174

Accepted for Filing in:

San Jacinto County

On: Aug 06, 2026 at 02:17P

By Dawn Wright

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN JACINTO County

Deed of Trust Dated: February 4, 2022

Amount: \$56,800.00

Grantor(s): CODY ANDREW CARPENTER

Original Mortgagee: SHELL FEDERAL CREDIT UNION

Current Mortgagee: SHELL FEDERAL CREDIT UNION

Mortgagee Address: SHELL FEDERAL CREDIT UNION, P.O. BOX 578, DEER PARK, TX 77536

Recording Information: Document No. 20221066

Legal Description: BEING LOT SEVEN (7), IN BLOCK ONE (1), OF PEACH CREEK FARMS, SECTION 1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED UNDER VOLUME 20210607, PAGE 31747 OF THE MAP RECORDS OF SAN JACINTO, COUNTY, TEXAS.

Date of Sale: September 1, 2026 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 OLAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KAREN LILLEY, REBECCA HAMMOND, KEATA SMITH, TIFFANY BEGGS, CARY CORENBLUM, 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, JAY JACOBS, AMY BEAULIEU, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC., TIFFANY SANDVICK, NFPDS-TX LLC 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 Mortgagor, 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 Mortgagors 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.


DOUGLAS V. WATTERS, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2026-001895



Printed Name: Keata Smith

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

00000175

San Jacinto County

On: Aug 04, 2022 at 02:17P

By: Dawn Wright

23-150808

Notice of Substitute Trustee's Sale

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

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

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

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

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

Legal Description of Property to be Sold: BEING A 1.04 ACRE TRACT OF LAND SITUATED IN THE ROBERT RANKIN LEAGUE, ABSTRACT NO. 42, SAN JACINTO COUNTY, TEXAS, THAT SAME CALLED 1.0 ACRE TRACT DESCRIBED IN DEED DATED NOVEMBER 4, 2015 FROM TEXAS VILLA ASSOCIATES TO JOCELYN K. WINDSOR RECORDED UNDER COUNTY CLERK'S FILE NO. 20155830 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 1.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/4 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF P.M. 2973 (AKA SLADE STREET) FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED 1.04 ACRE TRACT AND SOUTHEASTERLY CORNER OF THE KARLA CASTILLO 2.515 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20187972;
THENCE WITH THE WESTERLY LINE OF F.M. 2937 (SLADE STREET) SOUTH 21° 02' 00" EAST 222.46 FEET TO A 5/8 INCH IRON ROD CAPPED AND SET BY J HECK FOR THE NORTHEASTERLY CORNER OF THE MARVIN AND BETTY JOHNSON 1.0 ACRE TRACT DESCRIBED UNDER COUNTY CLERK'S FILE NO. 20151009, OFFICIAL PUBLIC RECORDS;
THENCE DEPARTING F.M. 2973 WITH THE NORTHERLY LINE OF JOHNSON'S 1.0 ACRE TRACT SOUTH 69° 30' 00" WEST 407.68 FEET (PASSING JOHNSON'S NORTHWESTERLY CORNER- A 5/8 INCH IRON ROD BY HECK AT 218.18 FEET) TO A 1/2 INCH. IRON ROD SET IN THE APPARENT NORTHERLY LINE OF LOT 77 AND SOUTHERLY LINE OF LOT 80 OF FAIRPARK, A, SUBDIVISION OF RECORD IN SHEET 88-C OF THE MAP RECORDS OF SAN JACINTO COUNTY, TEXAS.
THENCE WITH THE SOUTHERLY LINE OF LOT 80 AND SAID CASTILLO 2.515 ACRE TRACT NORTH 40° 45' 31" EAST 462.60 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.04 ACRES OF LAND BASED ON A SURVEY MADE ON THE GROUND 16 SEPTEMBER 2019 AND SHOWN ON SURVEY PLAT NO. 498919 OF SAME DATE.



Date of Sale: September 01, 2026

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, TX 77331

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,
Trustee

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

00000178

Accepted for Filing at

San Jacinto County

On Aug 18, 2025 at 12:54P

By Dawn Hight

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 **Carlos A. Sevilla Gutierrez**, dated March 23, 2025, and duly filed for record in the Office of the County Clerk of San Jacinto County, Texas as **Document No. 20251623** of the Official Public Records of Real Property 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:

Tract 1:

Being Lot Two Hundred Eight (8) 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

Tract 2:

Being Lot Two Hundred Eight (8) 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, **Olivia F. Canales** has assumed the payment thereof pursuant to the terms of that certain Consent to Assumption and Release of Original Borrowers dated September 18, 2025 and recorded under San Jacinto County Clerk's File No. 20255536; 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

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;

**Keata Smith
Stephanie Hernandez, or
Tiffany Sandvick**



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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

SEPTEMBER 1, 2026

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
Stephanie Hernandez, or
Tiffany Sandvick
Substitute Trustee(s)

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

Address for Substitute Trustees
5325 Katy Freeway, Suite Two
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."

Notice of Trustee Sale

August 10, 2026

Attention: Bailey Pate, 280 White Oak Dr. Shepherd, Texas. 77371
From Trustee: Yuliya Granger, Trustee, 30211 Highland Blvd. Magnolia, TX 77354
Topic: Notice of Trustee Sale
Location: San Jacinto County Courthouse, 1 TX- 150, Coldsprings, TX. 77331
Time of Sale: Between 1:00 and 4:00 PM
Date of Sale: Sept. 1st, 2026 First Tuesday of the Month
Deed of Trust (San Jacinto County, Texas: Document Number 20174748)

Real Property

Real Estate: Wildwood Estates, Block 4, Lots 3/4/5, San Jacinto, Texas

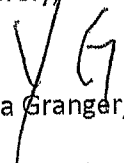
Dear Bailey Pate,

This letter is a notice of a Trustee Sale. On May 7, 2024, a certified letter 7020 3160 0000 2630 1933 was sent to the above address and the amount of past due owed on the account which was \$7,317.87/Seven Thousand Three Hundred Seventeen Dollar and 87 cents. You did not pay that amount and or any amount. Because this amount was not paid, I will hold a Trustee Sale at the courthouse steps of San Jacinto County between the hours of 1:00-4:00 on September 1, 2026.. The address is 1 TX-150, Coldsprings, TX. 77331. The courthouse steps which face Byrd Ave.

The total amount owed on this real estate is \$39,278.48/Thirty-Nine Thousand Two Hundred Seventy-Eight Dollars and 48 cents which is also the opening bid/amount of the Trustee Sale, plus a trustee fee of \$1,000.00/One Thousand Dollars.

If I you have any questions, please call 281-827-3511.

Sincerely,


Yuliya Granger, Trustee