

00000247

24-03283
1810 SH 150 S, COLDSRING, TX 77331

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

Property:

The Property to be sold is described as follows:

See Exhibit "A"

Security Instrument:

Deed of Trust dated August 19, 2013 and recorded on August 20, 2013 at Instrument Number 2013004770 in the real property records of SAN JACINTO County, Texas, which contains a power of sale.

Sale Information:

January 7, 2025, at 1:00 PM, or not later than three hours thereafter, at the north end of the San Jacinto County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

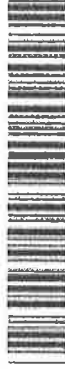
The Deed of Trust executed by MATT A GILLESPIE AND OLIVE GILLESPIE secures the repayment of a Note dated August 19, 2013 in the amount of \$244,489.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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

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



4827369

Nicki Company

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

Keata Smith

Substitute Trustee(s): Reid Ruple, Kathleen Adkins,
Evan Press, Cary Corenblum, Kristopher Holub,
Joshua Sanders, Renee Speight, Julian Perrine, Amy
Oian, Catrena Ward, Matthew Hansen, Maryna
Danielian, Dana Dennen, Tommy Jackson, Ron
Harmon, Keata Smith, Jami Grady, Christian Brooks,
Michael Kolak, Crystal Koza, Carolyn Ciccio,
Stephanie Hernandez, Aleena Litton, Aarti Patel,
Cindy Dennen, Aaron Crawford, Tommy Jackson,
Keata Smith and Auction.com employees included but
not limited to those listed herein.

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

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 31st day of
October, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of SAN JACINTO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

"METES & BOUNDS" DESCRIPTION**J. S. BROWN SURVEY, A-68****SAN JACINTO COUNTY, TEXAS****18.630 ACRES*****Matt A. Gillespie***

FIELD NOTES TO 18.630 ACRES OF LAND AS SITUATED IN THE J. S. BROWN SURVEY, A-68, SAN JACINTO COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 18.25 ACRES CONVEYED FROM EDGAR HAM AND WIFE, ILLIAN HAM, TO ROBERT WESTCOTT BLACKWELL AND WIFE, AUDREY LOUISE BLACKWELL BY DEED RECORDED IN VOLUME 88, PAGE 345 OF THE DEED RECORDS OF SAID SAN JACINTO COUNTY, TEXAS. SAID 18.630 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

FOLLOWS:

BEGINNING at an axle shaft found for the north corner of this tract, same being the east corner of the Kevin Lilley 10.546 acre tract described in Clerk's File No. 11-1761, Page 7494 of the official public records of said county and being on the southwest right of way of State Highway 150;

THENCE: S 53° 58' E 339.89 Ft., with said southwest right of way, to a ½ inch iron rod set for the east corner of this tract, same being the north corner of Hickory Lane Subdivision as shown on plat recorded in Volume 4, Page 39 of the plat records of said county;

THENCE: S 40° 56' W with the northwest line of said subdivision, at 3.50 Ft. pass an axle shaft found on line, in all 2401.17 Ft. to a ½ inch iron rod found for the south corner of this tract on the lower northeast line of the U. S. Forest Service Tract 12-1 as described in Volume 32, Page 305 of said deed records and being the west corner of Hickory Lane Subdivision;

THENCE: N 49° 06' W 341.90 Ft., with said lower northeast line, to an axle shaft found for the west corner of this tract, same being the south corner of the Anthony J. Mathiasen 14.079 acre tract described in Clerk's File No. 06-1419, Page 5324 of said official records;

THENCE: N 41° 00' E 2372.34 Ft., with the southeast lines of said 14.079 and Lilley 10.546 acre tracts, to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 18.630 ACRES OF LAND.**

NOTICE OF FORECLOSURE SALE

ASSET 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 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 THE SOUTH 1/2 OF LOT TWO (2), BLOCK THREE (3), OF CAPE ROYALE, VILLAS DE MARINA, SECTION TWO (2), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 15, AND REPLAT OF BLOCK TWO (2), RECORDED IN VOLUME 5, PAGE 38, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

ROBINSON SURVEYING INC.
16130 F. M. 943
LIVINGSTON, TEXAS, 77351

FIELD NOTES FOR A SURVEY OF A 0.062 ACRE TRACT OF LAND, KNOWN AS THE SOUTH HALF OF LOT 2, IN BLOCK 3, OF CAPE ROYALE, VILLAS DE MARINA, SECTION TWO, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 15, AND REPLAT OF BLOCK TWO, RECORDED VOLUME 5, PAGE 38, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 0.062 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF CAPE ROYALE, VILLAS DE MARINA, SECTION THREE, AS RECORDED IN VOLUME 5, PAGE 18 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS, MARKING THE NORTHEAST CORNER OF CAPE ROYALE, VILLAS DE MARINA, SECTION ONE, AS RECORDED IN VOLUME 5, PAGE 11 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS, AND ALSO MARKING THE SOUTHEAST CORNER OF SAID CAPE ROYALE, VILLAS DE MARINA, SECTION TWO, AND ALSO MARKING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 19 MINUTES 17 SECONDS WEST, 111.33 FEET ALONG THE COMMON LINE OF SAID SECTION TWO AND SECTION ONE, SAME BEING THE SOUTH LINE OF SAID LOT 2, TO A FOUND "X" IN CONCRETE IN THE EAST RIGHT-OF-WAY LINE OF NORTH HARBOUR LANE, 60 FEET WIDE, MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHERLY DIRECTION ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH HARBOUR LANE AND WEST LINE OF SAID LOT 2, FOLLOWING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 104.73 FEET, AN ARC DISTANCE OF 7.02 FEET TO A FOUND "X" IN CONCRETE AT A POINT OF TANGENCY;

THENCE NORTH 19 DEGREES 33 MINUTES 42 SECONDS WEST, 19.84 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH HARBOUR LANE AND WEST LINE OF SAID LOT 2, TO A FOUND "X" IN CONCRETE MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 16 MINUTES 30 SECONDS EAST, 106.01 FEET ACROSS SAID LOT 2 TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID LOT 2, AND COMMON LINE OF SAID CAPE ROYALE, VILLAS DE MARINA, SECTIONS TWO AND THREE, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 28 DEGREES 47 MINUTES 28 SECONDS EAST, 29.03 FEET ALONG THE EAST LINE OF SAID LOT 2 AND COMMON LINE OF SAID SECTIONS TWO AND THREE, TO THE POINT OF BEGINNING, AND CONTAINING 0.062 ACRE OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/01/2022 and recorded in Document 20225348 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: 01/07/2025
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.

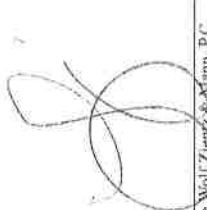
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 DONETTE WELLS AND BRETT WELLS, provides that it secures the payment of the indebtedness in the original principal amount of \$191,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank N.A. is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank N.A. c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 3001 Kingsley Drive, MD 100BW, Cincinnati, OH 45227 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.

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Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

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

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, I declare under penalty of perjury that on 11-7-24 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.

Accepted For Filing In:
San Jacinto County
On: Nov 14/2024 at 08:13A
By Kimberly Wood 00000010294189

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801 SHERWOOD DR
SHEPHERD, TX 77371

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: January 07, 2025
Time: The sale will begin at 1:00 PM or not later than three hours after that time.
Place: THE NORTH END OF THE SAN JACINTO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 22, 2013 and recorded in Document INSTRUMENT NO. 2013006116 real property records of SAN JACINTO County, Texas, with PAUL ALDERFER, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAUL ALDERFER, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$71,174.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



NTSS00000010294189

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPEL, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OLAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO, STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Is So

Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-14-24 I filed at the office of the SAN JACINTO County Clerk and caused to be posted at the SAN JACINTO County courthouse this notice of sale.

Tommy Jackson

Declarants Name: Tommy Jackson

Date: 11-14-24

801 SHERWOOD DR
SHEPHERD, TX 77371

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SAN JACINTO

EXHIBIT "A"

LOTS ONE (1) AND TWO (2), BLOCK TEN (10), SECTION TWO (2), OF SHERWOOD FOREST SUBDIVISION, A SUBDIVISION
IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 101, PAGE 458
OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

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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: December 3, 2024

DEED OF TRUST:

Accepted for Filing by
San Jacinto County
Notary Public
for Julia Willner

DATE: May 9, 2023
GRANTOR ANGEL HILARIO MORALES GARCIA & ENDRI YESENIA MORALES GARCIA
TRUSTEE: ELVA CARREON TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC
COUNTY WHERE PROPERTY IS LOCATED: San Jacinto
RECORDED IN: Document # 2023-3526-17958 of the Real Property Records of San Jacinto County, Texas.
PROPERTY: SURFACE ONLY IN AND TO LOT 23 OF BITTER CREEK SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN JACINTO COUNTY, TEXAS ON SEPTEMBER 8, 1980 UNDER CLERK'S NO. 4389. (PIDN 49449)

NOTE:

DATE: May 9, 2023
AMOUNT: Sixty Six Thousand Four Hundred Fifty Dollars and No Cents (\$ 66,450.00)
MAKER: ANGEL HILARIO MORALES GARCIA & ENDRI YESENIA MORALES GARCIA
PAYEE: CANELO INVESTMENTS, LLC
HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC
1106 N AVENUE E EXT
HUMBLE, TX 77338

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

DATE OF SALE OF PROPERTY: Tuesday, JANUARY 7th, 2025

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

2/7/25

00000263

PLACE OF SALE OF PROPERTY: Front steps of the San Jacinto County Courthouse, San Jacinto County, Texas.

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



ELVA CARREON TIJERINA

STATE OF TEXAS §

§

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA CARREON TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 3, 2024




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

After recording return to:

CANELO INVESTMENTS, LLC
PO BOX 14567
HUMBLE, TX 77347

NOTICE OF TRUSTEE'S SALE

DATE: December 11, 2024

DEED OF TRUST

Date: September 28, 2023

Grantor: 
Barbara Wallace
51 Happiness Hollow
Coldspring, TX 77331

Beneficiary: First National Bank, Trustee for Mary Ann Jones, IRA
PO Box 659
Huntsville, TX 77342

Substitute Trustee: Deborah L. Lemons
PO Box 715
Centerville, TX 75833

Recording Information: Document No.20235572, of the Official Records of San Jacinto County, Texas.

Property: *Lots Three (3) and Four (4), Block Six (6), Section One (1), of HOLIDAY SHORES SUBDIVISION ONE (1), a subdivision in San Jacinto County, Texas as shown by the map or plat thereof recorded in Volume 104, Page 62, of the Deed Records of San Jacinto County, Texas.*

Note

Date: September 28, 2023

Amount: \$40,000.00

Debtor: Barbara Wallace

Holder: First National Bank, Trustee for Mary Ann Jones, IRA

DATE OF SALE OF PROPERTY: January 7, 2025

EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM

LOCATION OF SALE: Coldspring, Texas, at the San Jacinto County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at 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.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.


DEBORAH L. LEMONS

000000265

(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF LEON §

This instrument was acknowledged before me on December 11, 2024, by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS



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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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.

DEED OF TRUST INFORMATION:

Date: 12/01/2020
Grantor(s): ARTHUR STARK AND WIFE, JOYCE STARK
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COMMUNITY NATIONAL BANK & TRUST OF TEXAS, ITS SUCCESSORS AND ASSIGNS.
Original Principal: \$125,000.00
Recording Information: Page 39916 Instrument 20207760
Property County: San Jacinto
Property: (See Attached Exhibit "A")
Reported Address: 120 LEANING OAK DR, POINTBLANK, TX 77364

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of January, 2025
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: AT THE NORTH END OF THE COURTHOUSE in San Jacinto County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the San Jacinto County Commissioner's Court, at the area most recently designated by the San Jacinto County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Olan, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Olan, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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2147043821

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POSTPKG

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

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

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

I am Keisha Smith whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 12/19/2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioners Court.

By: Kendall Smith

Exhibit "A"

Exhibit "A"

BEING LOTS TWO HUNDRED EIGHTY-SEVEN (287), TWO HUNDRED EIGHTY-EIGHT (288), THREE HUNDRED FIFTEEN (315) AND THREE HUNDRED SIXTEEN (316), OF HIDDEN OAKS OF HOLIDAY VILLAGES OF LIVINGSTON SUBDIVISION, SECTION 1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 10-3683, PAGE 14928, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

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

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