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Accepted for Filing in:

San Jacinto County

On: Jan 16, 2025 at 12:59P

By Kyla Williams 000010068476

190 FM 2025 RD
COLDSPRING, TX 77331

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: April 01, 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 November 18, 2022 and recorded in Document INSTRUMENT NO. 20227940 real property records of SAN JACINTO County, Texas, with SANDRA DIANE REDKA AND HER HUSBAND JAMES REDKA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SANDRA DIANE REDKA AND HER HUSBAND JAMES REDKA, securing the payment of the indebtednesses in the original principal amount of \$182,631.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMELENDING, A PLAINSCAPITAL COMPANY 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



NTSS00000010068476


190 FM 2025 RD
COLDSPRING, TX 77331

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

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 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, 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.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ 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.

Declarants Name: _____

Date: _____

190 FM 2025 RD
COLDSRING, TX 77331

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SAN JACINTO

EXHIBIT "A"

BEING 0.59 ACRES (25,547 SQUARE FEET) OF LAND LOCATED IN THE L.&G.N. RAILROAD SURVEY, ABSTRACT NUMBER 347 AND BEING THAT SAME TRACT OF LAND AS RECORDED IN VOLUME 252, PAGE 528 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS; SAID 0.59 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCE TO SAID DEED RECORDED IN VOLUME 252, PAGE 528 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS;

BEGINNING AT A 5/8 INCH IRON ROD FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT AND AN ANGLE POINT IN THE SOUTHWEST LINE OF THE RESIDUAL OF A CALLED 2.38 ACRE TRACT;

THENCE SOUTH 83DEG24'00" EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 277.80 FEET, TO A POINT IN THE CENTER OF FM 2025 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING FOR REFERENCE A 5/8 INCH IRON ROD, FOUND FOR REFERENCE BEARING NORTH 83DEG24'00" WEST, A DISTANCE OF 50.12 FEET;

THENCE SOUTH 11DEG00'00" WEST, ALONG THE CENTERLINE OF FM 2025, A DISTANCE OF 184.47 FEET TO A POINT IN THE CENTER OF FM 2025 FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, AND HAVING FOR REFERENCE A 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING", SET FOR REFERENCE BEARING NORTH 48°30'00" WEST, A DISTANCE OF 50.00;

THENCE NORTH 48DEG30'00 WEST, ALONG THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 321.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.59 ACRES (25,547 SQUARE FEET).

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On: Feb 10, 2025 at 10:21A

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED ~~ON FILE~~. 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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 11, 2010, executed by **JAMES C. TURNER AND WIFE, SHEILA TURNER**, ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 10-5898, Official Public Records of San Jacinto County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Jacinto County Courthouse at the place designated by the Commissioner's Court for such sales in San Jacinto County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2009 CMH Manufactured Home, Serial No. CW2012607TXAB.

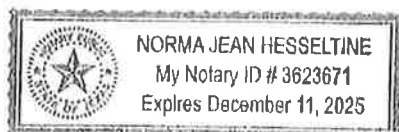
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 7 day of February, 2025.

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgage Attorney
 UPTON, MICKITS & HEYMANN, L.L.P.
 802 N. Carancahua, Suite 450
 Corpus Christi, Texas 78401
 Telephone: (361) 884-0612
 Facsimile: (361) 884-5291
 Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
 COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 7 day of February, 2025, to certify which witness my hand and official seal.



[Signature]
 NOTARY PUBLIC, STATE OF TEXAS

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EXHIBIT "A"

Being Lot Three (3), Section Two (2), HILLCREEK ADDITION, an unrecorded subdivision in the Thomas Webb Survey, Abstract 300, San Jacinto County, Texas, also called Lot Three (3), in Block Two (2), of HILLCREEK ADDITION, and being the property conveyed in deed from Charles R. Clark to James C. Turner and wife, Shella Turner, dated May 9, 1977, recorded in Volume 165, Page 76 of the Deed Records of San Jacinto County, Texas, and described by metes and bounds as follows:

Beginning at a 3/4" iron rod marking the Southwest corner of Lot No. 2;

Thence North 80 deg. 57' 32" West 202.13 feet along the South line of the 25.4584 acre tract to a 3/4" iron rod for corner;

Thence North 39 deg. 04' 25" East 505.84 feet to a 3/4" iron rod set for corner in the South line of Farm Market Road No. 1725;

Thence South 50 deg. 55' 35" East 175.00 feet along the South line of Farm Market Road No. 1725 to a 3/4" iron rod marking the Northwest corner of Lot No. 2;

Thence South 39 deg. 04' 25" West 404.68 feet along the West line of Lot No. 2 to the place of beginning, containing 1.8290 acres of land.

23-150808

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Accepted for Filing in:

San Jacinto County

On: Feb 13, 2025 at 10:20A

By Dawn Wright

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, VIRGINIA 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: April 1, 2025

Earliest time Sale will begin: 1:00 PM



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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.

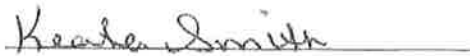
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio 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, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio 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 Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio 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

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, ✓ Stephanie Hernandez, Carolyn Ciccio OR Tommy Jackson, Keata Smith, Stephanie Hernandez OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Trustee
c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/26/2021	Grantor(s)/Mortgagor(s): TRAVIS STEWART AND FRANKIE STEWART, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 20213008	Property County: SAN JACINTO
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 4/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: NORTH END OF THE COURTHOUSE 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.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their 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.

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.


The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 2/25/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 2/27/2025

Keata Smith

Printed Name:

Keata Smith

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

Accepted for Filing in:
San Jacinto County
On: Feb 27, 2025 at 12:25P
By Dawn Wright

MH File Number: TX-25-107630-POS
Loan Type: VA

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TX-25-107630-POS

EXHIBIT A

LEGAL DESCRIPTION

BEING a 0.602 acre tract situated in the William Hardin Survey, Abstract No. 20, San Jacinto County, Texas, being all of that same called 0.584 acre tract described in instrument to Russell L. Wallace and Shirley Wallace, recorded under Clerk's File Number 20172098 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), said 0.602 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the approximate centerline of Green Road for the common easterly corner of said 0.584 acre tract and that certain called 1.6554 acre tract described in instrument to AADP Ventures, LLC, recorded under Clerk's File Number 20200123, O.P.R.S.J.C.T., being the southeasterly corner of the herein described 0.602 acre tract, from which a 5/8 inch iron rod found for reference bears, South 06°04'37" East, 192.37 feet;

THENCE South 89°46'19" West, with the common line between said 0.584 acre tract and said 1.6554 acre tract, at a distance of 18.77 feet, pass a 1/4 inch iron rod with cap found for reference in the westerly margin of said Green Road, in all, a total distance of 306.34 feet, to a 1/4 inch iron rod found in the easterly line of that certain called 3.84 acre tract described in instrument to George H. Darby and Thelma Darby Lyles, recorded in Volume 23, Page 985, O.P.R.S.J.C.T., for the common westerly corner of said 0.584 acre tract and said 1.6554 acre tract, being the southwesterly corner of the herein described 0.602 acre tract;

THENCE North 20°27'01" East, 31.13 feet, with the common line between said 0.584 acre tract and said 0.584 acre tract, to a 1/4 inch iron rod found for the a common corner of same, being an angle point in the westerly line of the herein described 0.602 acre tract;

THENCE North 05°11'01" East, 67.70 feet, continuing with said common line, to a 1/4 inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said 0.584 acre tract and that certain called 0.771 acre tract described in instrument to Ora Marie Green, recorded in Volume 85, Page 129, O.P.R.S.J.C.T., being the northwesterly corner of the herein described 0.602 acre tract;

THENCE South 87°41'29" East, with the common line between said 0.584 acre tract and said 0.771 acre tract, at a distance of 245.75 feet, pass a 1/4 inch iron with cap found for reference in the westerly margin of said Green Road, in all, a total distance of 380.62 feet, to a mag nail set in the approximate centerline of said Green Road for the northeasterly corner of the herein described 0.602 acre tract;

THENCE South 06°04'37" East, 84.54 feet, along the approximate centerline of said Green Road, with the easterly line of said 0.584 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 0.602 acres of land within this Field Note Description.

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Filed for Record in:
San Jacinto County

On: Feb 27, 2025 at 12:25P

As a
Posting Notices

Document Number: 00000033

Amount 2.00

Receipt Number - 71272

By,
Dawn Wright

STATE OF TEXAS
COUNTY OF SAN JACINTO

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

Feb 27, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

Accepted for Filing in:

San Jacinto County

On: Mar 06, 2025 at 09:52A

By Dawn Wright

00000038

351 MARTIN CREEK DRIVE
CLEVELAND, TX 77328

00000010331296

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: April 01, 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 January 25, 2018 and recorded in Document INSTRUMENT NO. 20180464 real property records of SAN JACINTO County, Texas, with RUSSELL B CANNON, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RUSSELL B CANNON, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$130,492.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COUNTRYPLACE MORTGAGE, LTD 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. COUNTRYPLACE MORTGAGE, LTD, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COUNTRYPLACE MORTGAGE, LTD
5100 TENNYSON PARKWAY
SUITE 200
PLANO, TX 75024



00000038

351 MARTIN CREEK DRIVE
CLEVELAND, TX 77328

00000010331296

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 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, 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 Saucedo

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 3-6-25 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.

Declarants Name:

Tommy Jackson

Date:

3-6-25

351 MARTIN CREEK DRIVE
CLEVELAND, TX 77328

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SAN JACINTO

EXHIBIT "A"

BEING LOT THIRTEEN (13), OF QUAIL CREEK SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 22, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

Filed for Record in:
San Jacinto County

On: Mar 06, 2025 at 09:52A

As a
Posting Notices

Document Number: 00000038

Amount 2.00

Receipt Number - 71385

By,
Dawn Wright

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

Mar 06, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**
DATE: April 1, 2025
TIME: 01:00 PM
PLACE: 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
2. **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 50.009 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.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 21, 2016 and recorded as Instrument Number 20167368, real property records of San Jacinto County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Jimmy Britt Freeman a/k/a Jimmy Freeman and Gail Marie Freeman, securing the payment of the indebtedness in the original principal amount of \$161,537.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.
5. **Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
6. **Property to be Sold.** The property to be sold is described as follows:
Being Lot Sixty-Four (64), of RAGSDALE SPRINGS SUBDIVISION, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 128, Page 67, of the Deed Records of San Jacinto County, Texas.
7. **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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:



00000039

2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Tommy Jackson, Keata Smith, Stephanie Hernandez, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **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 the Mortgagor, 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.

Date: 2/27/2025


Jennifer Hooper

Certificate of Posting

I am Tommy Jackson whose address is 4600 Feller Ave. Suite 400. I declare under penalty of perjury that on 3-7-25 Irving, TX I filed this Notice of [Substitute] Trustees 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.

Declarant's Name: Tommy Jackson
Date: 3-7-25

00000039

Filed for Record in:
San Jacinto County

On: Mar 06, 2025 at 09:56A

As a
Posting Notices

Document Number: 00000039

Amount 2.00

Receipt Number - 71386

By:
Dawn Wright

STATE OF TEXAS
COUNTY OF SAN JACINTO

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

Mar 06, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

00000042

Accepted for Filing in:

San Jacinto County

On: Mar 07, 2025 at 08:14A

By Dawn Wright

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: February 26, 2025

DEED OF TRUST:

DATE: February 6, 2023

GRANTOR JUAN R GARCIA-PORTILLO

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: VILLA BLANCA PROPERTIES, LLC

COUNTY WHERE PROPERTY IS LOCATED: San Jacinto

RECORDED IN: Document # 2023-1523-7561 of the Real Property Records of San Jacinto County, Texas.

PROPERTY: BEING LOT 547, LAKESIDE VILLAGE SUBDIVISION #4, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 119, PAGE 822, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (R72939)

NOTE:

DATE: February 6, 2023

AMOUNT: Eighteen Thousand Nine Hundred Fifty Dollars and No Cents (\$ 18,950.00)

MAKER: JUAN R GARCIA-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, APRIL 1st, 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.

00000042

Accepted for Filing in:

San Jacinto County

On: Mar 07, 2025 at 08:14A

By Dawn Wright

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

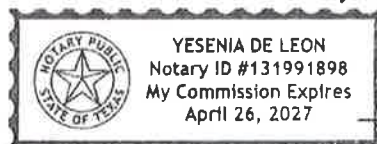
STATE OF TEXAS §

§

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 February 26, 2025





NOTARY PUBLIC
STATE OF TEXAS

Yesenia De Leon
4-26-27

After recording return to:

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

00000044

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: March 5, 2025 20251204

Type of Security

Instrument: Deed of Trust

Date of Instrument: July 27, 2019

Debtor: Juan Gallegos and Francisca Gomez

Original Trustee: Norma Rodriguez

Substitute Trustee: J.N. Richards Law, P.C.

Current Beneficiary: Alicia Rodriguez

Accepted for Filing in:

San Jacinto County

82458
On: Mar 10, 2025 at 10:58A

By Dawn Wright

County of Property: San Jacinto County, Texas

Recording Information: San Jacinto County Real Property Records Document Number
20202402

Property Description: Lot Twenty-Six (26), Block Three (3), of WILDWOOD ESTATES, a subdivision in San Jacinto County, Texas, according to the plat recorded in Volume 6, Page 66, of the Plat Records of San Jacinto County, Texas.

Date of Sale of Property: April 1, 2025

**Earliest Time of Sale
of Property:**

The sale shall begin no earlier than 1:00 P.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: In San Jacinto County, Texas, at San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, Texas 77331 or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) 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 Lien. The sale will begin at the earliest time stated above and within three hours after that time.

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.

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 J.N. Richards Law, P.C., to act, as Substitute Trustee.**

20251204

82659

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The address for the Substitute Trustee for
purposes of Section 51.0075(e) of the Texas
Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
903-676-9202

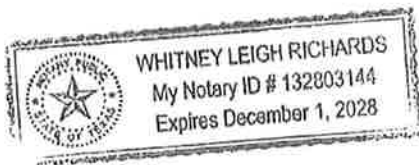


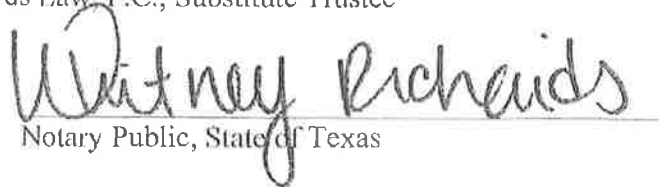
James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 903-676-9202
Fx: 817-518-9286
Email: nate@jnr.law

Executed on March 5, 2025

STATE OF TEXAS
COUNTY OF Henderson)

This instrument was acknowledged before me on March 5, 2025 by James N. Richards,
the authorized representative of J.N. Richards Law, P.C., Substitute Trustee




Notary Public, State of Texas

Dawn Wrisht, County Clerk
San Jacinto County, Texas

Mar 10, 2025

STATE OF TEXAS
COUNTY OF SAN JACINTO
I, Dawn Wrisht 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

Filed for Record in:
San Jacinto County
On: Mar 10, 2025 at 10:58A
As a
Recording
Document Number: 20251204
Amount 24.00
Receipt Number - 71454
By,
Dawn Wrisht

00000045

San Jacinto County

On: Mar 10, 2025 at 11:38A

By Dawn Wright

NOTICE OF TRUSTEE'S SALE**DEED OF TRUST INFORMATION:**

Grantor(s)	Charles O. Outlaw and Jane E. Outlaw	Deed of Trust Date	October 22, 2007
Original Mortgagee	Financial Freedom Senior Corporation, A Subsidiary of Indy Mac Bank, F.S.B.	Original Principal	\$187,500.00
Recording Information	Instrument #: 07-8152 Page #: 33663 in San Jacinto County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsop
Property Address	360 L. R. Outlaw Lane, Cleveland, TX 77328	Property County	San Jacinto

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Seattle Bank	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Seattle Bank	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	04/01/2025
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The North end of the Courthouse in San Jacinto County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the San Jacinto County Commissioner's Court.
Substitute Trustees	Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Auction.com, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:**Legal Description as per the Deed of Trust:**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.00 ACRES OF LAND SITUATED IN THE EDWARD RUSSELL SURVEY, ABSTRACT NO. 48, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF THE AND BEING OUT OF THAT CERTAIN CALLED 33.0 ACRE TRACT BEING OUT OF A CALLED 42.2 ACRE TRACT AS DESCRIBED IN VOLUME 118, PAGE 18 DEED RECORDS SAN JACINTO, TEXAS AND BEING OUT AND A PART OF THAT CERTAIN CALLED 3.18 ACRE TRACT AS DESCRIBED IN VOLUME 196, PAGE 462 DEED RECORDS SAN JACINTO COUNTY, TEXAS; SAID 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT A 5/8 INCH IRON ROD FOUND IN THE EAST LINE OF THE MIZELLE CALLED 160 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT AS DESCRIBED IN VOLUME 126, PAGE 543 DEED RECORDS SAN JACINTO COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 139.00 FEET WITH THE WEST LINE OF SAID 2.00 ACRE TRACT TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF SAID 3.18 ACRE TRACT AND BEING THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THIS TRACT HEREIN DESCRIBED;

THENCE EAST, A DISTANCE OF 553.25 FEET WITH THE SOUTH LINE OF SAID 2.00 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2.00 ACRE TRACT SAME BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 15 MINUTES 34 SECONDS EAST, A DISTANCE OF 157.47 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST, A DISTANCE OF 553.25 FEET TO A 5/8 INCH IRON ROD SET IN THE EAST LINE OF SAID 160 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH A

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-01081

PAGE 1

Accepted for Filing in:
San Jacinto County
On: Mar 10, 2025 at 11:38A
By Dawn Wright

NOTICE OF TRUSTEE'S SALE

5/8 INCH IRON ROD FOUND BEARS NORTH 00 DEGREES 15 MINUTES 34 SECONDS WEST 18.06 FEET;
THENCE NORTH 00 DEGREES 15 MINUTES 34 SECONDS WEST, A DISTANCE OF 157.47 FEET WITH THE WEST LINE OF SAID 3.18 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 87120 SQUARE FEET OR 2.00 ACRES MORE OR LESS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 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 other 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. The sale shall not cover any part of the property that has been released 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 the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

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

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

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NOTICE OF TRUSTEE'S SALE

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.

Dated March 6, 2025.

/s/ Selim H. Taherzadeh *Taherzadeh*

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

Filed for Record in:
San Jacinto County

On: Mar 10, 2025 at 11:38A

As a
Posting Notices

Document Number: 00000045

Amount 2.00

Receipt Number - 71457

By,
Dawn Wright

STATE OF TEXAS
COUNTY OF SAN JACINTO

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

Mar 10, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

00000046

Accepted for Filing in:

San Jacinto County

On: Mar 10, 2025 at 04:11P

By Dawn Wright

Notice of Foreclosure Sale

March 10, 2025

Deed of Trust ("Deed of Trust"):

Date: April 14, 2016

Grantor: Gildardo Rios Perez and Rutila Perez

Trustee: Ellis J. Ortego

Lender: Loraine M. McKinney, as assigned to The McKinney Legacy Trust

Recorded in: Document No. 20162167 of the real property records of San Jacinto County, Texas.

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$163,000.00 executed by Grantor ("Borrower") and all other indebtedness of Borrower to Lender, payable to the order of Lender.

Legal Description: The Real Property, improvements, and personal property (the "Property") described in the Deed of Trust and all rights and appurtenances thereto described on **Exhibit A** attached hereto and as is commonly known as 750 Oak Forest Boulevard, Cleveland, TX 77328.

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred on September 24, 2024, by Lender and assumed by Tracy Dumatrait, the Trustee of the McKinney Legacy Trust, by an Assignment of Promissory Note recorded as Document No. 20234408, in the real property records of San Jacinto County, Texas.

Substitute Trustee: Anita Suson, Cate Lauber

Substitute

Trustee's Address: 3220 Broadway Street, Suite 200
Houston, Texas 77017

Substitute Trustee

Telephone: (281) 501-3025

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Foreclosure Sale

Date: **Tuesday, April 1, 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 12:00 p.m. and not later than three hours thereafter.**

Place: The North end of the San Jacinto County Courthouse located at 1 State Highway 150, Coldspring, Texas 77331 in San Jacinto County, Texas.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Bidder Eligibility: To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

*Payee and Place
of Payment:*

All certified funds shall be made payable as follows: **Tracy Dumatrait, the Trustee of the McKinney Legacy Trust**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

Overpayments:

Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

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, Tracy Dumatrait, the Trustee of the McKinney Legacy Trust., as assignee of Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Bidder Eligibility, Payee and Place of Payment, and Overpayments described above, the Deed of Trust, and applicable Texas law.

If Lender 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 Lender. 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

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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.

Please reach out to (281) 501-3025 for more information on the matter.

By: *Anita Suson*
Anita Suson, Substitute Trustee

000000*6
20162166

10082

EXHIBIT "A"

HUMBLE SURVEYING COMPANY

709 South Washington Avenue, Suite B
Cleveland, Texas 77327
Phone: (281) 446-0118 Fax: (281) 592-7136
TSPS Firm No. 10114600

LEGAL DESCRIPTION

TRACT 2 10.49 ACRES

THE SURFACE ONLY

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.49 ACRES SITUATED IN THE
J.W. LUTZ SURVEY, H. & T.C. R.R. Co., ABSTRACT No. 443, SAN JACINTO COUNTY, TEXAS, AND BEING OUT
OF A CALLED 105.7343 ACRE TRACT AS RECORDED IN VOLUME 312, PAGE 672 AND VOLUME 232,
PAGE 817, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS; SAID 10.49 ACRE TRACT
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a point in the south margin of Oak Forest Boulevard (60 foot R.O.W. per Volume 6, Page 45, Plat
Records San Jacinto County, Texas) for the northeast corner of said 105.7343 acre tract, same being the northeast
corner of a 10.01 acre tract as recorded in San Jacinto County Clerk's File No. 11-6232, Page 26425, from which a
found fence post bears: North 01 degrees 03 minutes East, a distance of 0.8 feet;

THENCE South 88 degrees 04 minutes 46 seconds West, a distance of 983.13 feet (called South 88 degrees 29 minutes
58 seconds West) with the south margin of said Oak Forest Boulevard, same being the north line of said 10.01 acre
tract as recorded in San Jacinto County Clerk's File No. 11-6232, Page 26425, a 32.55 acre tract as recorded in San
Jacinto County Clerk's File No. 2013000869, Page 3772 and a 21.08 acre tract as recorded in San Jacinto County
Clerk's File No. 2013001487, Page 6190 to a 5/8 inch iron rod with cap found for the northeast corner of a 1.000 acre
tract surveyed this day out of said 105.7343 acre tract;

THENCE South 88 degrees 04 minutes 46 seconds West, a distance of 34.05 feet (called South 88 degrees 29 minutes
58 seconds West) with the south margin of said Oak Forest Boulevard, same being the north line of said 105.7343 acre
tract to a 5/8 inch iron rod set for the northwest corner of said 1.00 acre tract, same being the northeast corner of a
10.01 acre tract, called Tract 1 surveyed this day out of said 105.7343 acre tract;

THENCE South 88 degrees 04 minutes 46 seconds West, a distance of 308.44 feet (called South 88 degrees 29 minutes
58 seconds West) with the south margin of said Oak Forest Boulevard, same being the north line of said 105.7343 acre
tract to a 5/8 inch iron rod set for the northwest corner of said Tract 1, same being the northeast corner and POINT OF
BEGINNING of this herein described tract;

THENCE South 02 degrees 33 minutes 49 seconds East, a distance of 1288.51 feet across said 105.7343 acre tract to a
5/8 inch iron rod set for the southwest corner of said Tract 1, same being the southeast corner of this herein described
tract;


THENCE South 86 degrees 42 minutes 52 seconds West, a distance of 353.66 feet (called North 89 degrees 49 minutes
41 seconds West) with the common line of a called 2553 acre tract, called Tract J2-IV as recorded in Volume 32, Page
303, Deed Records San Jacinto County, Texas, same being the common line of said 105.7343 acre tract to a 5/8 inch
iron rod with cap found for the southwest corner of this herein described tract;

THENCE North 02 degrees 33 minutes 49 seconds West, a distance of 1296.93 feet with the east line of a 10.75 acre
tract, called Tract 3 as recorded in San Jacinto County Clerk's File No. 2013005127 to a 5/8 inch iron rod with cap
found in the south margin of said Oak Forest Boulevard for the northwest corner of this herein described tract;

THENCE North 88 degrees 04 minutes 46 seconds East, a distance of 353.65 feet (called North 88 degrees 29 minutes
58 seconds East) with the south margin of said Oak Forest Boulevard, same being the north line of said 105.7343 acre
tract to the POINT OF BEGINNING and containing 10.49 acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground,
December 2, 2015.


Louis W. Bergman, IV
R.P.L.S. No. 5815
12-033



EXHIBIT

A

Accepted for Filing in:

San Jacinto County

On: Mar 11, 2025 at 01:08P

By Dawn Wright

00000048

Notice of Substitute Trustee Sale

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, April 1, 2025

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

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

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

3. Instrument to be Foreclosed: Deed of Trust executed by **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**.

00000048

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

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

6. Property to be sold:

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

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

By: _____



Date: _____

3-5-2025

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.

Accepted for Filing in:

San Jacinto County

On: Mar 11, 2025 at 01:09F

By Dawn Wright

Notice of Substitute Trustee Sale

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, **APRIL 1, 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 **Oscar Cortes Arellano & Guadalupe Daniela Medina Lara** and recorded on **December 06, 2019** in **Document Number 20197584, Page 37566** of the real property records of San Jacinto, Texas with **Oscar Cortes Arellano & Guadalupe Daniela Medina Lara**, 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 **\$75,100.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **May 7, 2018**.

00000049

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, Suite 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 has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

80 Woodman Dr. Cleveland, Texas 77328

BEING BLOCK **TWENTY ONE (21)**, LOT **THREE (3)** 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, Trustec or Substitute Trustee.

By: 

Date: 3-5-2025

Hollis W. 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.

00000050

Notice of Substitute Trustee Sale

Accepted for Filing in:

San Jacinto County

On: Mar 11, 2025 at 01:10P

By Dawn Wright

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

1. Date, Time and Place of Sale:

Date: Tuesday, April 1, 2025

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

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

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

3. Instrument to be Foreclosed: Deed of Trust executed by **Maribel Bautista & Noemi Bautista** and recorded on **April 30th, 2018** in **Document Number 20191052, Page 5177** of the real property records of San Jacinto County, Texas with **Maribel Bautista & Noemi Bautista**, 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 **\$75,150.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **April 30th, 2018**.

00000050

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 **SEVENTEEN (17)**, LOT **NINETEEN (19)** OUT OF TRAILS END SUBDIVISION, **PHASE 2**, BEING **1.052** ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLATT THEREOF: RECORDE IN VOLUME 00-1141. PAGE 4180, REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS

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

By: 

Date: 3-5-2025

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.

00000051

Accepted for Filing in:

San Jacinto County

Notice of Substitute Trustee Sale

On: Mar 11, 2025 at 01:11P

By Dawn Wright

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

1. Date, Time and Place of Sale:

Date: Tuesday, April 1, 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 **Santos Edgardo Vicencio & Nora Lilia Chavez** and recorded on **August 14, 2019** in **Document Number 20195032, Page 25164** of the real property records of San Jacinto County, Texas with **Santos Edgardo Vicencio & Nora Lilia Chavez**, 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 **\$75,952.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **August 31, 2018**.

00000051

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

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

6. Property to be sold:

20 Gary Dr. Cleveland, Texas 77328

BEING BLOCK TWENTY TWO (22), LOT ONE (01) OUT OF TRAILS END SUBDIVISION, PHASE 2, BEING 1.115 ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLATT THEREOF: RECORDE IN VOLUME 00-1141. PAGE 4180, REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS

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

By:  Date: 3-5-2025

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.

00000052

Accepted for Filing in:

San Jacinto County

Notice of Substitute Trustee Sale

On: Mar 11, 2025 at 04:55P

By Dawn Wright

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

1. Date, Time and Place of Sale:

Date: Tuesday, April 1, 2025

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

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

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

3. Instrument to be Foreclosed: Deed of Trust executed by **Santos Edgardo Vicencio & Nora Lilia Chavez** and recorded on **August 14, 2019** in **Document Number 20195032, Page 25164** of the real property records of San Jacinto County, Texas with **Santos Edgardo Vicencio & Nora Lilia Chavez**, Grantor(s) and, Cleveland Land 2018 LLC as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$75,952.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **August 31, 2018**.

0000052

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

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

6. Property to be sold:

20 Gary Dr. Cleveland, Texas 77328

BEING BLOCK **TWENTY TWO (22)**, LOT **ONE (01)** OUT OF TRAILS END SUBDIVISION, **PHASE 2**, BEING **1.115** ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLATT THEREOF: RECORDE IN VOLUME 00-1141. PAGE 4180, REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS

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

By:  Date: 3-5-2025

Hollis Campbell, Trustee for Lender Cleveland Land 2018 LLC.

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

00000052

Filed for Record in:
San Jacinto County

On: Mar 11, 2025 at 04:55P

As a
Posting Notices

Document Number: 00000052

Amount 2.00

Receipt Number - 71528

By:
Dawn Wright

STATE OF TEXAS
COUNTY OF SAN JACINTO

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

Mar 11, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

Notice of Substitute Trustee Sale

On: Mar 11, 2025 at 04:57P

By Dawn Wright

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

1. **Date, Time and Place of Sale:**
- 2.

Date: Tuesday, April 1, 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 **Maria Sofia Carruyo** and on **February 12th, 2021** in **Document Number 20212925, Page 15082** of the real property records of Liberty County, Texas with **Maria Sofia Carruyo** Grantor(s) and, **Cleveland Land LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$72,950.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **February 12th, 2021**.

00000053


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

Trails End #2, Block 21, Lot 16, Acres 1.052, San Jacinto County aka 111 Walter Cleveland, TX 77328

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

By:  Date: 3-5-2025
Hollis Campbell, Trustee for Lender Cleveland Land 2018 LLC.

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

00000053

Filed for Record in:
San Jacinto County

On: Mar 11, 2025 at 04:57P

As a
Posting Notices

Document Number: 00000053

Amount 2.00

Receipt Number - 71529

By,
Dawn Wright

STATE OF TEXAS

COUNTY OF SAN JACINTO

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

Mar 11, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

00000041

Accepted for Filing in:

San Jacinto County

On: Mar 06, 2025 at 01:12P

By Dawn Wright

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to Deed of Trust dated **February 16, 2022**, executed by **JAMES A. PAGE, JR. and spouse, MELISSA A. PAGE** ("Mortgagor") Mortgagor conveyed to **Michael H. Patterson**, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in San Jacinto County, Texas and described as:

BEING 5.00 ACRES OF LAND SITUATED IN THE SAMUEL McCLELLAND SURVEY, A-233, SAN JACINTO COUNTY, TEXAS, 1.67 ACRES BEING A PART OF THE RESIDUE OF THE CALLED 6.15 ACRES DESCRIBED AS "TRACT ONE" AND 3.33 ACRES BEING A PART OF THE RESIDUE OF THE CALLED 7.524 ACRES DESCRIBED AS "TRACT TWO" IN AFFIDAVIT OF HEIRSHIP TO LOIS L. JENNINGS RECORDED UNDER DOCUMENT NO. 20166544 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS, AND THIS 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Which currently has the address of

13111 State Hwy 150 W, Coldspring, Texas 77331

to secure the payment of that one certain Promissory Note ("Note") dated **February 16, 2022**, in the original principal amount of **\$326,200.00**, executed by **JAMES A. PAGE, JR. and spouse, MELISSA A. PAGE**, and payable to the order of **AMOCO FEDERAL CREDIT UNION** ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under **San Jacinto County Clerk's File No. 20221651**; all in the Official Real Property Public Records of San Jacinto County, Texas; and

The Deed of Trust is in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the San Jacinto County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, **THEA CLARK**, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, **on the first Tuesday in April, being April 1, 2025, between the hours of 1:00 p.m. and 4:00 p.m., at the San Jacinto County Courthouse, located at 1 State Hwy. 150, Coldspring, Texas 77331, the North End, (inside the main lobby), or as designated by the County Commissioners Court.** Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 1:00 p.m. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

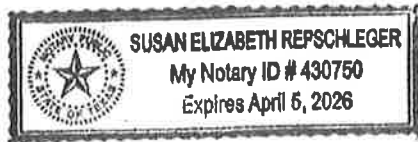
Signed on February 28, 2025.

DOYLE LAW FIRM, PLLC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

By: 
THEA CLARK, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 28th day of February, 2025, by **THEA CLARK**, Substitute Trustee, and in the capacity therein stated.



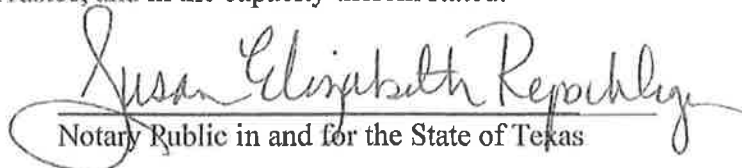

Notary Public in and for the State of Texas

EXHIBIT A

Being 5.00 acres of land situated in the Samuel McClelland Survey, A-233, San Jacinto County, Texas, 1.67 acres being a part of the residue of the called 6.15 acres described as "Tract One" and 3.33 acres being a part of the residue of the called 7.524 acres described as "Tract Two" in Affidavit of Heirship to Lols L. Jennings recorded under Document No. 20166544 of the San Jacinto County Official Public Records, and this 5.00 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a U.S.A. 1-1/4" iron pipe with aluminum cap stamped "Corner 36, Tract J2-1" found marking the east common corner between said Jennings called 7.524 acres and the United States of America Tract J2-1, same being the east common corner between said McClelland Survey and the James Smith Survey, A-271, located on the southwest line of the John Carr Survey, A-88, said point also being the most northern corner of a 4.00 acre tract conveyed from Lols L. Jennings to Jonell Nixon and Roy Zboyan by deed recorded under Document No. 20166546 of said Official Public Records;

THENCE S 40° 56' 58" W 155.35 ft. along the common line between said Nixon and Zboyan 4.00 acres and said U.S.A. Tract J2-1 (same being the northwest line of said Jennings called 7.524 acres) to a 1/2" iron rod set marking the most western corner of said 4.00 acres and the most northern corner of the residue of said Jennings lands, said point being the most northern corner and the POINT OF BEGINNING of the herein described 5.00 acre tract;

THENCE S 38° 16' 49" E 743.69 ft. along the common line between said Nixon and Zboyan 4.00 acres and the residue of said Jennings lands, crossing the common line between said called 7.524 acres and said called 6.15 acres, to a 1/2" iron rod set marking the south common corner between said tracts located in the north right of way line of State Highway No. 150, said point being the most eastern corner of the herein described 5.00 acre tract, from said point a found 5/8" iron rod bears S 68° 59' W 11.64 ft.;

THENCE S 60° 11' 07" W 65.81 ft. along the southeast line of said Jennings called 6.15 acres, same being the north right of way line of said State Highway No. 150, to a 3/8" iron rod found marking the P.C. of a curve in said right of way line;

THENCE 245.07 ft. in a southwesterly direction along the southeast line of said Jennings called 6.15 acres, same being the north right of way line of said State Highway No. 150, passing at 78.15 ft. the centerline of a 15 ft. wide access easement reserved this date over and across the herein described 5.00 acre tract and described below, in a curve to the right having a central angle of 04° 59' 18", the radius being 2,814.79 ft. and the chord bears S 62° 40' 46" W 244.99 ft. to a 1/2" iron rod set marking the most southern corner of the herein described 5.00 acre tract and the most eastern corner of the residue of said Jennings lands (3.36 acres as surveyed this date);

THENCE N 27° 39' 37" W, over and across said Jennings lands, at 226.18 ft. pass the terminal point of said 15 ft. wide access easement, crossing the common line between said called 6.15 acres and said called 7.524 acres, in all a total distance of 369.68 ft. to a 1/2" iron rod set marking an interior corner of the herein described 5.00 acre tract and the northeast corner of said 3.36 acre tract;

THENCE N 88° 36' 47" W 355.39 ft., over and across said Jennings lands, along the common line between the herein described 5.00 acre tract and said 3.36 acre tract, to a 1/2" iron rod set marking the west common corner between said tracts, located on the northwest line of said Jennings called 7.524 acres, same being the common survey line between said McClelland Survey and said James Smith Survey;

THENCE N 40° 56' 58" E 520.22 ft. along the north line of said called 7.524 acres, same being the common survey line between said McClelland and Smith surveys, to the place of beginning and containing within these bounds 5.00 acre of land as shown on a plat accompanying this description.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description herein as to the area or quantity of land is not a representation that such area or quantity is

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GFE: CTH-WD-CTT21753508

EXHIBIT A
(Continued)

correct, but is made only of information and/or identification purposes and does not override Item 2 of Schedule B hereof.

