

**NOTICE OF SALE**

**STATE OF TEXAS** §

**COUNTY OF SAN JACINTO** §

Under and by virtue of the power of sale contained in a certain Deed of Trust executed by CHARLIE BURCH, Grantor, to FREDERICK F. FAULKNER, Trustee, recorded in 20163970, Page 18919 of the Real Property Records of San Jacinto County, Texas; and under and by virtue of the authority vested in the undersigned, LAURA PRIGMORE, as Substitute Trustee, and default having been made in the payment of the indebtedness thereby secured and the said Deed of Trust being by the terms thereof subject to foreclosure, and the holder of the indebtedness thereby secured and having demanded a foreclosure thereof for the purpose of satisfying said indebtedness, the undersigned Substitute Trustee will offer for the sale at public auction to the highest bidder for cash at the steps of the San Jacinto County Courthouse between 10:00 a.m. and 2:00 p.m. on April 7, 2026, all the property conveyed in said Deed of Trust, which property as of 7/26/2016 was owned by JOHN CHOATE, the same lying and being in San Jacinto County, Texas, and more particularly described as follows:

A024 William M Logan, Tract 88, Acres 55.0

The property is to be sold subject to any city or county ad valorem taxes and any special assessments that are a lien against the premises.

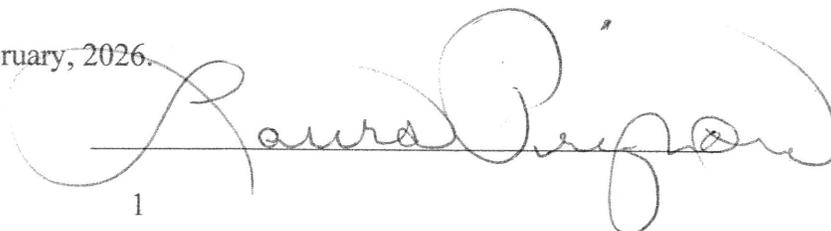
The Substitute Trustee, after sale, shall require the highest bidder immediately make a cash deposit of 40% of the amount of his or her bid.

The Notice of Sale hereby given is in satisfaction of the requirements of the aforementioned Deed of Trust and the requirements contained in Section 51 of the Texas Property Code with respect to posting or publishing notice of sale.

Time and Place: 11:00 a.m. on April 7, 2026, at the steps of the San Jacinto County Courthouse, Texas

Terms: Cash only

This is the Twelfth day of February, 2026.

  
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LAURA PRIGMORE, Substitute Trustee  
Phone: 936-653-4016

**NOTICE OF TRUSTEES SALE**

On: Feb 12, 2026 at 09:37A

By Dawn Wright  
On: Feb 12, 2026 at 09:37A

"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 12, 2026

DEED OF TRUST:

DATE: November 30, 2024  
GRANTOR GERMAN PEREZ  
TRUSTEE: ELVA CARREON TIJERINA  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC  
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO  
RECORDED IN: Document # 2024-6806-74446 of the Real Property Records of SAN JACINTO County, Texas.  
PROPERTY: BEING 0.715 ACRE OF LAND, OUT OF THE HENRY J. FARLEY SURVEY, ABSTRACT NO. 113, TRACT 80.6 CALLED TRACT K, SAN JACINTO COUNTY, TEXAS. (PIDN: 45748)

NOTE:

DATE: November 30, 2024  
AMOUNT: Fifty Six Thousand Nine Hundred Fifty Dollars and No Cents ( \$ 56,950.00 )  
MAKER: GERMAN PEREZ  
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 7th, 2026

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

PLACE OF SALE OF PROPERTY: Front steps of the SAN JACINTO County Courthouse, SAN JACINTO County, Texas.

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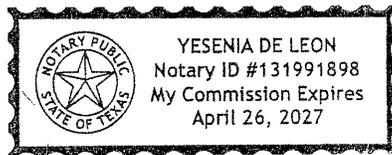
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above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

ELVA CARREON TIJERINA

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 12, 2026



NOTARY PUBLIC  
STATE OF TEXAS  
Yesenia De Leon  
4.24.27

After recording return to:  
VILLA BLANCA PROPERTIES,LLC  
PO BOX 14567  
HUMBLE TX, 77347

00000064

Accepted for Filing in:

San Jacinto County

On: Feb 23, 2026 at 04:06P

By Dawn Wright

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**T.S. No.:** LO-53760-TX

**DATE:** February 20, 2026

**NOTE:** Promissory Note described as follows:

Date:	6/14/2019
Debtor(s):	Timothy N. Parker, an Unmarried Man
Original Creditor:	Alan Schwartz and Alicia Schwartz, husband and wife as joint tenants
Original Principal Amount:	\$59,000.00
Current Holder:	Alan Schwartz and Alicia Schwartz, husband and wife as joint tenants

**DEED OF TRUST:** Deed of Trust, Assignment of Lease and Rents, Fixture Filing, and Security Agreement described as follows:

Date:	6/14/2019
Grantor:	Timothy N. Parker, an Unmarried Man
Trustee:	Superior Loan Servicing
Current Beneficiary:	Alan Schwartz and Alicia Schwartz, husband and wife as joint tenants
Recorded:	8/1/2019, In Book/Reel/Liber: XX Page/Folio: XX as Instrument No.: 20194688, In the County of San Jacinto, State of Texas

**LENDER:** Alan Schwartz and Alicia Schwartz, husband and wife as joint tenants

**BORROWER:** Timothy N. Parker, an Unmarried Man

**PROPERTY:** The real property described as follows:

**BEING 1 ACRE OF LAND, MORE OR LESS, OUT OF A PART OF THE JESSE HARDY SURVEY, SAN JACINTO COUNTY, TEXAS AND BEING THE SOUTH PART OF THAT 2 ACRE TRACT CONVEYED BY DEED FROM J.C. HENDRICK TO IDA WILLIAMS, DATED MARCH 30, 1945, RECORDED IN VOLUME 48, PAGE 169 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 1 ACRE BEING THE PROPERTY CONVEYED IN DEED DATED JANUARY 28, 1967, RECORDED IN 109, 26 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 2 ACRE TRACT, A POST OAK 6" DIAMETER BEARS EAST 0.3VARAS A POST OAK 8" DIAMETER BEARS NORTH 28 EAST 3.1 VARAS. THENCE WEST WITH THE SOUTH LINE OF SAID 2 ACRE TRACT 57 1/2 VARAS TO THE SOUTHWEST CORNER OF SAME, A PINE 4" DIAMETER BEARS SOUTH 73 EAST 1 1/2 VARAS, A PINE 6" DIAMETER BEARS NORTH 35 1/2 WEST 1.9 VARAS; THENCE NORTH 9 WEST WITH THE WEST LINE OF SAID 2 ACRES, 100 VARAS TO A STAKE FOR CORNER; THENCE EAST 57 1/2 VARAS TO A STAKE ON THE EAST BOUNDARY LINE OF SAID 2 ACRE TRACT; THENCE SOUTH 9 EAST 100 VARAS TO THE PLACE OF BEGINNING. TOGETHER WITH: A 20' EASEMENT ALONG THE EAST BOUNDARY LINE OF THE NORTH PART OF A 2 ACRE TRACT, SAID EASEMENT DESCRIBED IN DEED FROM IDA HARRISON TO EARNEST LEE WILLIAMS, DATED JANUARY 28, 1967, RECORDED IN VOLUME 109, PAGE 26 OF THE DEED RECORDS, SAN JACINTO COUNTY, TEXAS.**

**3358 US Highway 190 W, Pointblank, TX 77364**

**SUBSTITUTE TRUSTEE: Abstracts/Trustees of Texas, LLC**

Substitute Trustee's Mailing Address: Law Offices of Jason C. Tatman, 9665 Chesapeake Drive, Suite 365, San Diego, California 92123

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**4/7/2026, the first Tuesday of the month, to commence between 1:00PM-4:00PM.**

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

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

RECITALS

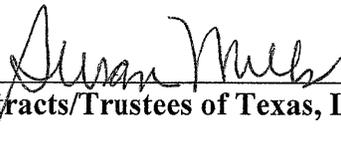
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

Notice of Sale executed by:

  
Abstracts/Trustees of Texas, LLC, Trustee

Dawn Wright, County Clerk  
San Jacinto County, Texas

Feb 23, 2026

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 stated hereon by me on

Filed for Record in:  
San Jacinto County  
On: Feb 23, 2026 at 04:06P  
As a  
Posting Notices  
Document Number: 00000064  
Amount 2.00  
Receipt Number - 77588  
By:  
Dawn Wright

310 HOWARD RD, POINT BLANK, TX, 77364

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**APPOINTMENT  
OF SUBSTITUTE**

**TRUSTEE:** WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Tommy Jackson, Keata Smith, Stephanie Hernandez, Agency Sales and Posting LLC, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE  
TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF  
SUBSTITUTE  
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **April 07, 2026 between the hours of 1pm-4pm the Substitute Trustee** will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF  
SALE:**

The place of the sale shall be: At the north end of the San Jacinto County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's



Court in SAN JACINTO County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 05/29/2012 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 201200313 in the real property records of San Jacinto County Texas, with DANNY R SCHEXNAYDER, MARISABEL MARTINEZ SCHEXNAYDER as Grantor(s) and JP MORGAN CHASE BANK, NATIONAL ASSOCIATION as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by DANNY R SCHEXNAYDER, MARISABEL MARTINEZ SCHEXNAYDER securing the payment of the indebtedness in the original principal amount of \$57,300.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by DANNY R SCHEXNAYDER. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE  
SERVICING  
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 property securing the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC is acting as the Mortgage Servicer for JP MORGAN CHASE BANK, NATIONAL ASSOCIATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

JP MORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
c/o CARRINGTON MORTGAGE SERVICES, LLC  
500 N State College Blvd Suites 1030, 1300 and 1400  
Orange, CA 92868

**LEGAL  
DESCRIPTION  
OF PROPERTY**

BEING ALL OF TRACT NO. SEVEN (7) OF HOLIDAY WOODS, A  
SUBDIVISION OUT OF AND A PART OF THE WILLIAM MORRIS

**TO BE SOLD:** LEAGUE, A-38, SAN JACINTO COUNTY TEXAS, SAID SUBDIVISION BEING THE WEST 14.38 ACRES OF A 70.05 ACRE TRACT CONVEYED BY DEED FROM ELSIE AGNEW, ET AL, TO EARL DUNGAN, TRUSTEE, SAID TRACT NO. 7 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A POINT IN THE CENTER OF A 40-FOOT ROAD EASEMENT, SAID POINT BEING THE SOUTHWEST CORNER OF THIS TRACT AND THE MOST NORTHWEST CORNER OF TRACT NO. 8;  
 THENCE NORTH 85° 06' EAST WITH THE NORTH BOUNDARY LINE OF TRACT NO. 8, A DISTANCE OF 323.16 FEET TO A POINT IN THE CENTER OF MORRIS CREEK FOR THE SOUTHEAST CORNER OF THIS TRACT;  
 THENCE NORTH 08° 14' EAST 138.00 FEET UP MORRIS CREEK WITH ITS MEANDERS TO A POINT FOR CORNER;  
 THENCE NORTH 22° 13' WEST 75.30 FEET WITH THE CENTERLINE OF SAID CREEK TO A 60-PENNY NAIL IN SANDSTONE AT THE CONFLUX OF SAID CREEK AND A DEEP GULLY FOR THE NORTHEAST CORNER OF THIS TRACT;  
 THENCE SOUTH 80° 21' EAST WITH THE GENERAL COURSE OF SAID GULLY 328.14 FEET TO A POINT IN THE CENTER OF A 40-FOOT ROAD EASEMENT FOR NORTHWEST CORNER OF THIS TRACT;  
 THENCE SOUTH 05° 21' EAST 130.00 FEET WITH THE CENTERLINE OF SAID ROAD TO THE PLACE OF BEGINNING, CONTAINING 1.20 ACRES OF LAND, MORE OR LESS. (the "Property")

**REPORTED  
PROPERTY  
ADDRESS:**

310 HOWARD RD, POINT BLANK, TX 77364

**TERMS OF**

**SALE:**

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, 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 of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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 refileing may be after the date originally scheduled for this sale.

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**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.**

Signed on the 20 day of February, 2026.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

Travis H. Gray | SBN: 24044965

[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

Chris Ferguson | SBN: 24069714

[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

April 7, 2026

**THIS INSTRUMENT APPOINTS THE TRUSTEE / SUBSTITUTE TRUSTEE 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. (Tex. Prop. Code § 51.0076)**

**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) )**

Accepted for Filing in:

San Jacinto County

**NOTICE OF FORECLOSURE SALE**

On: Mar 03, 2026 at 02:29P

By Kyla Willner

**THE STATE OF TEXAS  
  §  
  §  
COUNTY OF SAN JACINTO       §**

**KNOW ALL MEN BY THESE PRESENTS:**

**Property to be Sold**

Being **9.948 acres** of land as situated in the **JAMES RANKIN SURVEY, A-10**, San Jacinto County, Texas, and being the same as that certain called 10.0 acre tract conveyed by W.V. McKinzie and Winnie McKinzie to Danny Stanfield by Deed recorded in Volume 236, Page 381, of the Official Public Records of San Jacinto County, Texas.

**TOGETHER WITH** a non-exclusive right of way easement described in an instrument from William B. Taylor and wife, Regina B. Taylor, recorded in Volume 251, Page 849, of the Deed Records of San Jacinto County, Texas.

**Instrument to be Foreclosed**

Deed of Trust filed on December 19, 2023, at Clerk's File No. 20237055, at Page 36883, of the Official Public Records of San Jacinto County, Texas.

The undersigned is a substitute trustee (and may be referred to herein as *trustee*) appointed by virtue of a Appointment of Substitute Trustee filed on January 28, 2026, under Clerk's File No. 20260485, at Page 2556, of the Official Public Records of San Jacinto County, Texas.

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

The sale is scheduled to be held at the following date, time, and place:

**Date:** First Tuesday of April — April 7, 2026

**Time:** The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

**Place:** North end of the Courthouse, San Jacinto County, Coldspring, Texas, 1 State Highway 150, pursuant to the designation shown in Volume 62, Page 679, of the Official Public Records of San Jacinto County, Texas.

The *Deed of Trust* permits the *Beneficiary* to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the *Deed of Trust* 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.

**Terms of Sale**

1. 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.
2. Those desiring to purchase *the Property* will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.
3. The sale will be made expressly subject to any title matters set forth in the *Deed of Trust*, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting *the Property*, if any, to the extent 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 of public record from the lien of the *Deed of Trust*. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.
4. 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*.
5. 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 the warranties of title (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*.

6. Pursuant to section 51.0075 of 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.
7. The Trustee may conduct the sale through a designated representative who personally appears and conducts the sale.

### **Type of Sale**

The sale is a non judicial Deed-of-Trust lien foreclosure sale being conducted pursuant to the power of sale granted in the *Deed of Trust*.

### **Obligations Secured**

The *Deed of Trust* filed on December 19, 2023, at Clerk's File No. 20237055, at Page 36883, of the Official Public Records of San Jacinto County, Texas provide that they secure the payment of the indebtedness and obligations therein described (*the Obligations*) including but not limited to (a) the Promissory Note dated December 18, 2023 in the Original principal amount of \$382,500.00, executed by Liliana Hamann (identified herein as *Grantor*,) and payable to the order of Burns Development and Construction, CO., LLC and (b) all renewals, extensions, and modifications of *the Note*. Burns Development and Construction, CO., LLC is the current owner and holders of *the Obligations* and is the *Beneficiary* under the *Deed of Trust*.

As of February 28, 2026, there was owed at least the sum of \$397,966.65 which consists of the amount of the note that has been accelerated as of February 28, 2026, (\$377,028.53), plus six (6) months of late charges (\$2,245.32); plus property taxes for 2024 and 2025 (\$15,192.80); plus attorneys fees of \$3,500.00.

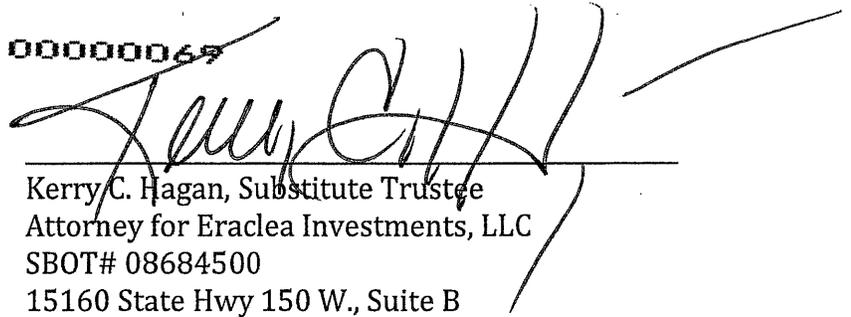
Questions concerning the sale may be directed to the undersigned.

### **Default and Request to Act**

Default has occurred under the *Deed of Trust*, and the *Beneficiary* has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the *Beneficiary* may appoint another person as Substitute Trustee to conduct the sale.

DATED: \_\_\_\_\_, 2026.

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Kerry C. Hagan, Substitute Trustee  
Attorney for Eraclea Investments, LLC  
SBOT# 08684500  
15160 State Hwy 150 W., Suite B  
Coldspring, Texas 77331  
Telephone 936-653-4444

Email: [kerryhagan@gmail.com](mailto:kerryhagan@gmail.com)

**NOTICE OF TRUSTEE'S SALE**  
**SAN JACINTO COUNTY**

1. **CURRENT DATE:** March 2, 2026
2. **DEBTOR:** Rellmundo Sabalzo a/k/a Cirilo G. Sabalzo, 991 County Line Rd, Shepherd, Texas 77371
3. **CREDITOR:** Sacred Site Properties Inc., 709 Olive St. Houston, Texas 77007
4. **MORTGAGOR:** Rellmundo Sabalzo a/k/a Cirilo G. Sabalzo, 991 County Line Rd, Shepherd, Texas 77371
5. **SUBSTITUTE TRUSTEE:** S. Scott Boyd, Angela Salinas-Taylor, Richard Fason, or Samson St. Germain, 2101 Louisiana St., Houston, Texas 77002; Phone: 713-222-0351; email: ssboyd@pattersonboyd.com
6. **OBLIGATION:** Note dated April 7, 2011 in the amount of \$72,999.75
7. **DEFAULT:** Failure to make monthly payments for November 2025, December 2025, January 2026 and February 2026 totaling \$2,956.84, plus late fees and costs in the amount of \$275 and \$2500 in legal fees for a total of \$6,210. The Note has been accelerated and the full balance owed is \$81,168.75 plus interest thereafter at the agreed rate of 10% per annum or the maximum amount permitted by law, whichever is lesser.
8. **LIEN DESCRIPTION:** Deed of Trust dated April 7, 2011 recorded at San Jacinto County Clerk's records at 2014002628.
9. **PROPERTY DESCRIPTION:**

Being Tract 14B, 12.4875 acres of land situated in the William Hayes Survey, A-890, Liberty County, Texas, and A-144, San Jacinto County, Texas, same being out of a called 787.99 acre tract as recorded in Liberty County Clerk's File No. 2007001002; said 12.4875 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.
10. **DATE/TIME OF SALE:** On April 7, 2026 between the hours of 11:00 o'clock a.m. and 2:00 o'clock p.m.
11. **PLACE OF SALE:** At the location most recently designated by the San Jacinto' County Commissioner's Court and if none is designated, then at the place where foreclosure sale notices are posted at the north side of the San Jacinto County Court House at 1 State Highway 150 Coldsprings, Texas 77331.

**12. PURPOSE OF SALE:**

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

**13. INQUIRES:**

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

**14. CONDITIONS OF SALE:**

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

**15. NOTICE TO SERVICEMEN AND SERVICE WOMEN**

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

WE ARE ATTEMPTING TO COLLECT A DEBT FOR CREDITOR, AND ANY INFORMATION PROVIDED WILL BE USED FOR THAT PURPOSE.



\_\_\_\_\_  
S. SCOTT BOYD, Substitute Trustee  
William C. Boyd  
Angela Salinas-Taylor  
Richard Fason  
Samson St. Germaine

00000076

San Jacinto County

On: Mar 12, 2026 at 08:12A

By Cinda Henderson

**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.**

Notice is hereby given that, subject to the terms and conditions set forth in this Notice, a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place set forth in this Notice.

1. *Property to Be Sold.* The Property to be sold, including improvements (collectively, the "Property"), is described as follows:

Legal Description of the Property:

***See Exhibit "A"***

Mailing Address of the Property:

***2895 FM 3081 Rd., Willis, Texas 77378-3148***

2. *Deed of Trust Creating Lien That Is The Subject of Sale.*

Homestead Lien Contract and Deed of Trust dated December 21, 2020, executed by Pamela Jean Dunlap and Donald Lee Dunlap to Sam W. Baker, Trustee for the benefit of First Financial Bank, N.A., recorded in the Official Public Records of San Jacinto County, Texas as Instrument No. 20210657, including all modifications, renewals, and extensions thereof (the "***Deed of Trust***")

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: San Jacinto County Courthouse, 1 State Highway 150, Coldspring, San Jacinto County, Texas 77331, at the North end of the Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by

the County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.

The Beneficiary reserves the right to postpone, withdraw, or reschedule the sale for another day. In the event that the sale is postponed or rescheduled, notice of the date of any rescheduled Substitute Trustee's Sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to permitting the Beneficiary to have its bid(s) credited to the amounts owing under the terms of the Note (as hereafter described) that is secured by the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their immediate ability to pay by cash (which may be by cashier's check) at the time that the Property is sold.

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 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 of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable Property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the undersigned, as Substitute Trustee, reserves the right to set reasonable conditions (in addition to the conditions set forth herein) 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 Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and Court Order.

6. *Obligations Secured.* The Homestead Lien Contract Deed of Trust dated December 21, 2020, executed by Pamela Jean Dunlap and Donald Lee Dunlap including all extensions, modifications, and renewals thereof provides that it secures the payment of the indebtedness and obligations therein described including, but not limited to the Promissory Note executed by Pamela Jean Dunlap in the original principal amount of \$200,000.00 made payable to the order of First

Financial Bank, N.A. First Financial Bank, is the current owner and holder of the afore-mentioned Note and Deed of Trust and is the beneficiary identified therein.

7. *Trustee/Substitute Trustee.* The undersigned has been appointed by the Beneficiary as Substitute Trustee under the terms of the Deed of Trust and may be referred to herein as either the "Trustee" or "Substitute Trustee".

8. *Default and Request to Act.* Default has occurred in the payment of indebtedness due under the afore-mentioned Note that is secured by the Deed of Trust. As a result, all of the unpaid balance of principal and accrued interest upon, the Note is now due and payable, along with all costs and expenses (including attorney's fees) that have been incurred by the Beneficiary and that are secured by the Deed of Trust. The Beneficiary has requested the Substitute Trustee under the Deed of Trust, to conduct this sale, the proceeds of such sale to be applied in accordance with the terms of the Deed of Trust. Notice is hereby given that before the sale, the Beneficiary may appoint another person substitute trustee to conduct the sale.

THEREFORE, at the date, time and place set forth above, the appointed Substitute Trustee will sell the Property (including any improvements) at public auction to the highest bidder for cash (subject to the right of the Beneficiary to have its bid(s) credited to the amounts due under the Note) pursuant to the terms of the Deed of Trust and applicable law.

Questions concerning the sale may be directed to the undersigned.

Dated: March 2nd, 2026.



Kirby Hopkins, Stephen Currie,  
and/or Marina Lovelace  
Hopkins Centrich  
8701 New Trails, Suite 200  
The Woodlands, Texas 77381  
(281) 210-0140  
[khopkins@hopkinscentrich.com](mailto:khopkins@hopkinscentrich.com);  
[scurrie@hopkinscentrich.com](mailto:scurrie@hopkinscentrich.com)  
[mlovelace@hopkinscentrich.com](mailto:mlovelace@hopkinscentrich.com)

## Exhibit "A"

**"LINES & SOUNDS" DESCRIPTION  
EVELYN WOODFORD HERS SURVEY, A-314  
SAN JACINTO COUNTY, TEXAS  
21.945 ACRES  
Donald & Pamela Dunlap**

**RECYOTER TO 21.940 ACRES OF LAND AS SITUATED IN THE EVELYN WOODFORD HERS SURVEY, A-314, SAN JACINTO COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 21.945 ACRE TRACT CONVEYED FROM HADEL WILLIAMS TO BERNICE MOSS BY DEED RECORDED IN VOLUME 88, PAGE 437 OF THE OFFICIAL PUBLIC RECORDS OF SAID SAN JACINTO COUNTY, TEXAS. SAID 21.940 ACRES BEING MORE PARTICULARLY DESCRIBED BY MATTER AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 3/4 inch iron pipe found for the north corner of this tract, same being the west corner of the Ray Yarbrough 21.949 acre tract described in Clark's File No. 01-4349, Page 18225 of said official records and being on the southeast line of the Freddie Hughes 48.028 acre tract described in Volume 190, Page 183 of said official records;

**THENCE** S 68° 31' E 921.24 Ft. to a 3/4 inch iron pipe found for the east corner of this tract on the northwest line of the R. R. Peebles Survey, A-245 and of U. S. Forest Service Tract J-20 as described in Volume 22, Page 303 of the deed records of said county, same being the south corner of said Yarbrough 21.949 acre tract and being on the southeast line of said Woodford Survey;

**THENCE** S 42° 21' W 1274.21 Ft., with the common line between said Woodford and Peebles Surveys and with the southwest line of said Forest Service Tract J-20, to a 3/4 inch iron pipe found for the south corner of this tract, same being the east corner of the Lila Lister 21.945 acre tract described in Volume 26, Page 484 of said official records;

**THENCE** N 47° 39' W 860.91 Ft., with the northeast line of said Lister 21.945 acres to its north corner, a 3/4 inch iron rod set for the west corner of this tract on the southeast line of said Hughes 48.028 acre tract and being on the northwest line of a 2.601 acre 30 Ft. wide road easement as described in Clark's File No. 01-4566, Page 16847 of said official records;

**THENCE** N 42° 21' E 948.04 Ft., with said 2.601 acre northwest line and 48.028 acre southeast line, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 21.945 ACRES OF LAND.

The bearings recited herein are based on deed call of the above mentioned Yarbrough southwest line. All corners referred to as "3/4 inch iron rod set" have a cap stamped "LS&C PLS 1982". This description was prepared from an actual survey made on the ground under my supervision on February 15, 2012.

LIVINGSTON SURVEYING & MAPPING CORPORATION  
LIVINGSTON, TEXAS

BY:   
JAMES K. JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 1862

