

00000259
Notice of Foreclosure Sale
(Trustee Sale)

Date : November 4th, 2024

Deed of Trust Information:

Recording: Instrument No: 20227927

Date: November 4th, 2022

GRANTOR: Francisco Javier Del Villar and wife, Maria Cynthia Del Villar

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Twenty-One Thousand Three-Hundred and 00/100 Dollars (\$21,300.00)

PROPERTY COUNTY: SAN JACINTO
PROPERTY LOCATION: Jenkins Rd Coldspring Tx 77331

PROPERTY:

Being 1.00 Acre, more or less, situated in the David Beers Survey, Abstract 4 in San Jacinto County, Texas and described in a deed dated November 19th, 1986 from Augusta Williams and wife, Esther Williams to Wilma White, thereof recorded in Document No 00-4948, Page 16748 of the Official Records of San Jacinto County, Texas.

SALE INFORMATION:

Date of Sale: Tuesday, February 4th, 2025
Time of Sale: 10:00 AM or within Three hours Thereafter
Opening Bid: \$21,796.70, by Pebble Creek Investments, LLC
Place of Sale: INSIDE THE MAIN LOBBY of San Jacinto County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the San Jacinto County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghami
Contact: sales@pebblecreekco.com, Office: 936-463-8217
Address: 380 Flores Rd. Livingston, TX 77351

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shane Amir Ghaemmaghami as Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice or within three hours after that time.

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3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien or the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
- 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 and Executed By:



Shane Amir Ghaemmaghami, Trustee
November 4th, 2024

CM # 9589 0710 5270 0479 2501 18

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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 AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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 OF SUBSTITUTE TRUSTEE'S SALE

DATE: DECEMBER 13, 2024

NOTE: Note described as follows:

Date:	JULY 7, 2014
Maker:	MATTHEW MORENO MARTINEZ
Payee:	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, successor to the original lender.
Original Principal Amount:	\$185,915.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	JULY 7, 2014
Grantor:	MATTHEW MORENO MARTINEZ AND WIFE, VICTORIA DAWN MARTINEZ
Trustee:	GREGORY GRAHAM
Beneficiary:	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, successor to the original beneficiary.
Recorded:	Instrument No. 2014003843, Real Property Records of SAN JACINTO COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWER: MATTHEW MORENO MARTINEZ

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN SAN JACINTO COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 50 Cemetery Road, Coldspring, Texas 77331)

SUBSTITUTE TRUSTEE: 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, AARON CRAWFORD, TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO, DONNA CADDENHEAD, PENNEY THORNTON, SHARON ST. PIERRE, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

FEBRUARY 4, 2025, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

IN SAN JACINTO County, Texas, at the SAN JACINTO COUNTY COURTHOUSE, 1 TX- 150, COLDSRING, TX 77331, NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS

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 due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date:	JULY 7, 2014
Grantor:	MATTHEW MORENO MARTINEZ AND WIFE, VICTORIA DAWN MARTINEZ
Trustee:	GREGORY GRAHAM
Beneficiary:	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, successor to the original beneficiary. Instrument No. 2014003843, Real Property Records of SAN JACINTO COUNTY, TEXAS.
Recorded:	

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN SAN JACINTO COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 50 Cemetery Road, Coldspring, Texas 77331)

SUBSTITUTE TRUSTEE: REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLOM, 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, AARON CRAWFORD, TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO, DONNA CADDENHEAD, PENNEY THORNTON,

SHARON ST. PIERRE, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of DECEMBER 13, 2024, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

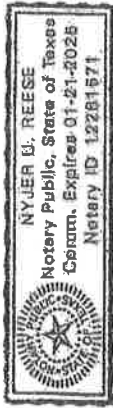
Appointment of Substitute Trustees:

By: [Signature]
Name: William Jennings, Attorney for
NEWREZ, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 13, 2024



[Signature]
Notary Public, State of Texas

Notice of Sale executed by:
Donna Caddenhead
Name: Donna Caddenhead
Substitute Trustee

EXHIBIT A₂
 Page 1 of 2

BING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.634 ACRES OF LAND SITUATED IN THE *ROBERT RANKIN SURVEY, ABSTRACT No. 42, SAN JACINTO COUNTY, TEXAS*, AND BING A PART OF A CALLED 0.5 ACRE TRACT AND A 0.036 ACRE TRACT, CALLED TRACTS ONE AND TWO, AS DESCRIBED IN VOLUME 251, PAGE 127 OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS AND BING A PART OF A CALLED 0.49 ACRE TRACT, CALLED SECOND TRACT, AS DESCRIBED IN VOLUME 251, PAGE 888 OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS, AND PART OF A CALLED 0.1063 ACRE TRACT AS DESCRIBED IN VOLUME 170, PAGE 477 DEED RECORDS SAN JACINTO COUNTY, TEXAS; SAID 0.634 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 1/4 inch iron rod found in the east margin of Cemetery Road for the southwest corner of said 0.036 acre tract, same being the northwest corner of a called 0.3414 acre tract as described in Volume 116, Page 354 Official Public Records San Jacinto County, Texas from which a 1/4 inch iron rod found at the intersection of the east margin of Cemetery Road and the north margin of Hill Avenue bears: South 09 degrees 28'38" East, a distance of 182.57 feet;

THENCE NORTH 09 DEGREES 28 MINUTES 38 SECONDS WEST, a distance of 1.50 feet with the west line of said 0.036 acre tract and the east margin of Cemetery Road to an "X" marked in concrete for the southwest corner and PLACE OF BEGINNING of this herein described tract;

THENCE NORTH 09 DEGREES 28 MINUTES 38 SECONDS WEST, a distance of 145.00 feet continuing with the east margin of Cemetery Road to a 5/8 inch iron rod set for an angle point in the west line of said 0.1063 acre tract and being the northwest corner of this tract from which a concrete monument bears: North 17 degrees 49'25" West, a distance of 102.84 feet;

THENCE NORTH 52 DEGREES 09 MINUTES 15 SECONDS EAST, a distance of 15.09 feet to a 5/8 inch iron rod set for the southwest corner of that certain tract of land as described in Volume 36, Page 25 Deed Records San Jacinto County, Texas and same being an angle point in the north line of this tract;

THENCE NORTH 60 DEGREES 26 MINUTES 50 SECONDS EAST, a distance of 194.74 feet, (called North 60 Degrees 09 Minutes 18 Seconds East), to a concrete monument found in the west line of a called 6 acre tract as described in Volume 72, Page 433 Deed Records San Jacinto County, Texas for the southeast corner of that certain tract of land as described in Volume 36, Page 25 Deed Records San Jacinto County, Texas and same being the northeast corner of said 0.49 acre tract and this herein described tract;

THENCE SOUTH 25 DEGREES 52 MINUTES 19 SECONDS EAST, a distance of 119.54 feet, (called South 26 Degrees 11 Minutes 50 East), with the east line of said 0.49 acre tract to a 5/8 inch iron rod set in the east line of said 0.5 acre tract for the most northerly southeast corner of this tract, from which a concrete monument found for the southeast corner of said 0.5 acre tract, same being the northeast corner of a called 0.44 acre tract, called Third Tract as described in Volume 251, Page 888 Official Public Records San Jacinto County, Texas bears: South 25 degrees 52'19" East, a distance of 112.24 feet;

THENCE SOUTH 64 DEGREES 52 MINUTES 49 SECONDS WEST, a distance of 167.67 feet to an "X" marked in concrete for an interior corner on this tract;

THENCE SOUTH 27 DEGREES 43 MINUTES 47 SECONDS EAST, a distance of 35.90 feet to a 5/8 inch iron rod set for the most southerly southeast corner of this tract;

THENCE SOUTH 65 DEGREES 08 MINUTES 05 SECONDS WEST, a distance of 26.48 feet to an "X" in concrete found for the northeast corner of said 0.3414 acre tract, the southeast corner of said 0.036 acre tract from which a concrete monument found in the north margin of Hill Avenue and being the southeast corner of said 0.3414 acre tract, same being the southwest corner of said 0.44 acre tract bears: South 26 degrees 15'37" East, a distance of 179.90 feet;

THENCE SOUTH 62 DEGREES 08 MINUTES 01 SECONDS WEST, a distance of 57.09 feet to the PLACE OF BEGINNING and containing 0.634 acres.

EXHIBIT A
Page 2 of 2

Subject to the following right-of-way reserved in deed dated October 3, 2007, filed October 10, 2007, in the Official Public Records, San Jacinto County, Texas, under Clerk's File No. 07-7624, Page 31253, executed by Phillip Wisnackas et ux to James R. Provenzola et ux:

BEING ALL THAT CERTAIN ACCESS EASEMENT SITUATED IN THE ROBERT RANKIN SURVEY, ABSTRACT No. 42, SAN JACINTO COUNTY, TEXAS, AND BEING OVER AND ACROSS PART OF A CALLED 0.036 ACRE TRACT, CALLED TRACT TWO, AS DESCRIBED IN VOLUME 252, PAGE 127 OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS; SAID ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a ½ inch iron rod found in the east margin of Cemetery Road for the southwest corner of said 0.036 acre tract, same being the northwest corner of a called 0.3414 acre tract as described in Volume 116, Page 354 Official Public Records San Jacinto County, Texas from which a ½ inch iron rod found at the intersection of the east margin of Cemetery Road and the north margin of Hill Avenue bears: South 09 degrees 28'38" East, a distance of 182.57 feet;

THENCE NORTH 09 DEGREES 28 MINUTES 38 SECONDS WEST, a distance of 1.50 feet with the west line of said 0.036 acre tract and the east margin of Cemetery Road to an "X" marked in concrete for the southwest corner and PLACE OF BEGINNING of this herein described access easement;

THENCE NORTH 09 DEGREES 28 MINUTES 38 SECONDS WEST, a distance of 22.02 feet continuing with the east margin of Cemetery Road to a point in for the northwest corner of this access easement;

THENCE NORTH 60 DEGREES 19 MINUTES 21 SECONDS EAST, a distance of 76.68 feet to a point in the common line of a 0.634 acre tract surveyed this same day and being the northeast corner of this access easement;

THENCE SOUTH 27 DEGREES 43 MINUTES 47 SECONDS EAST, a distance of 24.70 feet to a 5/8 inch iron rod set for the most southerly southeast corner of said 0.634 acre tract surveyed this same day and being the southeast corner of this access easement;

THENCE SOUTH 65 DEGREES 08 MINUTES 05 SECONDS WEST, a distance of 26.48 feet to an "X" in concrete found for the northeast corner of said 0.3414 acre tract, the southeast corner of said 0.036 acre tract, same being an angle point in the south line of this access easement, from which a concrete monument found in the north margin of Hill Avenue and being the southeast corner of said 0.3414 acre tract, same being the southwest corner of said 0.44 acre tract bears: South 26 degrees 15'37" East, a distance of 179.90 feet;

THENCE SOUTH 62 DEGREES 08 MINUTES 01 SECONDS WEST, a distance of 57.09 feet to the PLACE OF BEGINNING and containing 0.041 acres.

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Approved for Filing by
San Jacinto County
Notary Public
San Jacinto County

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN JACINTO County

Deed of Trust Dated: March 16, 2020

Amount: \$300,000.00

Grantor(s): DEANNA T DUNN and ERIC DUNN

Original Mortgagee: ANGEL OAK MORTGAGE SOLUTIONS LLC, A LIMITED LIABILITY CORPORATION

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2021-5, MORTGAGE-BACKED CERTIFICATES, SERIES 2021-5

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 20201801

Legal Description: LOTS ELEVEN (11) AND TWELVE (12), OF CREEK WOOD BEND, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 06-9238, PAGE 40014 OF THE OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS.

Date of Sale: February 4, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the SAN JACINTO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AMY OJAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KAREN LILLEY, REBECCA HAMMOND, TOMMY JACKSON, RON HARMON, KEATA SMITH, TIFFANY BEGGS, CARY CORENBLUM, KRISTOPHER HOLUB, MATTHEW HANSEN, JAMI GRADY, JAMI HUTTON, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, DANA DENNEN, GINDY DENNEN, AARON CRAWFORD, JOSHUA SANDERS, STEPHANIE HERNANDEZ OR CAROLYN CICCIO have been appointed as Substitute Trustee(s). (Substitute Trustee) each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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


Anthony Allen Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-000569


Printed Name: **Keata Smith**
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

00000277

Accepted for Filing in
San Jacinto County
On: Dec 30, 2024 at 12:05P
By: Cindy Henderson

24TX577-0126
21 L DENSON ROAD, COLDSRING, TX 77331

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument:

Deed of Trust dated August 6, 2021 and recorded on August 9, 2021 as Instrument Number 20215763 in the real property records of SAN JACINTO County, Texas, which contains a power of sale.

Sale Information:

February 04, 2025, at 1:00 PM, or not later than three hours thereafter, at the north end of the San Jacinto County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by EDMOND LEE JOHNSON AND REBECCA JOYCE JOHNSON secures the repayment of a Note dated August 6, 2021 in the amount of \$282,051.00. MOVEMENT MORTGAGE, LLC, whose address is c/o Movement Mortgage, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Movement Mortgage, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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Substitute Trustee(s): 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, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Ron Harmon, Keata Smith, Carolyn Ciccio, Stephanie Hernandez, Jim Mills, Susan Mills, Jeff Benton, Ed Henderson, Lori Stewart, Marlene Zografos, Tiffany Beggs, Jerry Hickman, Andrew Mills-Middlebrook, Dustin George

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

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

18 Mthly

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Tommy Jackson
Substitute Trustee(s): 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, Dana Dennen,
Cindy Dennen, Aaron Crawford, Tommy Jackson,
Ron Harmon, Keata Smith, Carolyn Ciccio,
Stephanie Hernandez, Jim Mills, Susan Mills, Jeff
Benton, Ed Henderson, Lori Stewart, Marlene
Zografos, Tiffany Beggs, Jerry Hickman, Andrew
Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, *Tommy Jackson*, declare under penalty of perjury that on the *30* day of *December*, 20*24* I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN JACINTO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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20215763

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Exhibit "A"

Page 1 of 2

July 29, 2021

WASHBURN & COMPANY

Land Surveyors

P.O. Box 460

Cleveland, Texas

FIELD NOTE DESCRIPTION

2.0664 ACRES OF LAND

BERRY BEASLEY SURVEY, ABSTRACT No. 3

SAN JACINTO COUNTY, TEXAS

BEING two tracts of land totaling 2.0664 acres, situated in the Berry Beasley Survey, Abstract No. 3, San Jacinto County, Texas and being out of and a part of that certain called 2.070 acre tract described in instrument to Javid Johnson in San Jacinto County Clerk's File No. 20205622 of the Official Public Records of San Jacinto County, also known as Lot Fourteen (14) of the Evergreen Estates subdivision, an unrecorded subdivision, and being all of that certain called 0.984 acre tract, described in instrument to Javid Johnson in San Jacinto County Clerk's File No. 20201546 of the Official Public Records of San Jacinto County, also known as Lot Thirteen (13) of said subdivision, being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a found 5/8 inch iron rod situated in the apparent, monumented and occupied south right-of-way of V Allen Road (60 foot right-of-way), being in the northernmost west line of said 2.070 acre tract, being in the east line of said Lot 13 and same being the **POINT OF BEGINNING** of the herein described tract;

THENCE South 14°22'01" West, departing said south right-of-way line, along and with the east line of said Lot 13 and the west line of Lot 35, 165.46 feet to a 5/8 inch iron rod found, being situated in the north line of said Lot 14, the southwest corner of said Lot 35, the southeast corner of said Lot 13 and same being an internal ell corner of the herein described tract;

THENCE South 75°35'13" East, along and with the south line of said Lot 35, the south line of Lot 36 and the north line of Lot 14, 200.17 feet to a found 5/8 inch iron rod, being the southeast corner of said Lot 36 and southwest corner of Lot 37, also being situated in the southwest line of that certain called 2.036 acre tract described in instrument to Jackson Hornon Sr., Et. Al. in San Jacinto County Clerk's File No. 20191911 of the Official Public Records of San Jacinto County, said point being an angle point in the north line of said Lot 14 and the herein described tract;

THENCE South 75°33'58" East, along and with the south line of said Lot 37 and the north line of Lot 14, 36.29 feet to a found 5/8 inch iron rod being situated in the south line of said Hornon Tract (Lot 37) and being the easternmost northeast corner of said Lot 14 and the herein described tract;

THENCE South 18°35'18" East, along and with the east line of Lot 14, 111.42 feet to a found 1/2 inch iron rod being the northeast corner of that certain called 1.06 acre tract of land described in instrument to Daniel Dale Kiblinger in San Jacinto County Clerk's File No. 20196617 of the Official Public Records of San Jacinto County, also being known as Lot 15 and being the southeast corner of Lot 14 and of the herein described tract;

21010026 Javid Johnson

Exhibit "A"

Page 2 of 2

THENCE North 87°34'23" West, along and with the north line of said 1.06 acre tract (Lot 15), at 264.69 feet passing a 5/8 inch iron found in the apparent, monumented and occupied east right-of-way line of L. Denson Road, continuing for a total distance of 297.39 feet to a point situated in the centerline of L. Denson Road, being the southwest corner of said Lot 14 and of the herein described tract;

THENCE North 32°22'49" West, along and with the centerline of L. Denson Road and the west line of said Lot 14, 150.19 feet to a point in the centerline of L. Denson Road, same being an angle point in the west line of the herein described tract;

THENCE North 19°22'55" West, along and with the centerline of L. Denson Road and the west line of said Lot 14, 63.04 feet to a point in the centerline of L. Denson Road, being the southernmost northwest corner of said 2.070 acre tract, being the southwest corner of said Lot 13, the northwest corner of Lot 14 and same being an angle point in the west line of the herein described tract;

THENCE North 20°06'51" West, along and with the centerline of L. Denson Road and the west line of said Lot 13, 104.10 feet to a point in the centerline of L. Denson Road, same being an angle point in the west line of the herein described tract;

THENCE North 33°21'17" West, along and with the centerline of L. Denson Road and the west line of said Lot 13, 153.50 feet to the intersection of V Allen Road and L. Denson Road, same being the northwest corner of the herein described tract;

THENCE South 86°17'01" East, along and with the centerline of V Allen Road and the north line of said Lot 13, 57.36 feet to a point in the centerline of V Allen Road, same being an angle point in the north line of the herein described tract;

THENCE South 81°02'52" East, along and with the centerline of V Allen Road and the north line of said Lot 13, 92.65 feet to a point in the centerline of V Allen Road, same being an angle point in the north line of the herein described tract;

THENCE South 71°02'53" East, along the centerline of V Allen Road, 162.73 feet to a point in the centerline of V Allen Road, being the northwest corner of Lot 35 and the most northern northeast corner of the herein described tract;

THENCE South 14°22'01" West, along and with the west line of said Lot 35 and the east line of said Lot 13, 30.07 feet to a found 5/8 inch iron rod, being the **POINT OF BEGINNING**, CONTAINING a computed area of 2.0664 acres of land within this field note description.

Kenneth E. Savoy
Kenneth E. Savoy, R.P.L.S. 5730
29 July, 2021



21010026 David Johnson

000000277

Filed for Record in:
San Jacinto County

On: Dec 30, 2024 at 12:05P

As a
Posting Notices

Document Number: 00000277

Amount 2.00

Receipt Number - 70311

By,
Cindy Henderson

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

Dec 30, 2024

Dawn Wright, County Clerk
San Jacinto County, Texas

00000278

Accepted for Filing in:
San Jacinto County
On: Dec 31/2024 at 12:29P
By Cindy Henderson

NOTICE OF TRUSTEES SALE

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

DATE: December 26, 2024

DEED OF TRUST:

DATE: July 8, 2024

GRANTOR KALEB LLOYD HENRY WHITMIRE & STEPHANIE LEEANN BRYANT

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: CANELO INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: San Jacinto

RECORDED IN: Document # 2024-4385-61079 of the Real Property Records of San Jacinto County, Texas.

PROPERTY: BEING CEDAR VALLEY #2, BLOCK 2, LOTS 6 AND 7, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED IN THE SAN JACINTO OFFICIAL RECORDS TO WHICH INSTRUMENT IS MADE FOR ALL LEGAL PURPOSES. (PIDN 54327, 54328)

NOTE:

DATE: July 8, 2024

AMOUNT: Sixteen Thousand Fifty Five Dollars and No Cents (\$ 16,055.00)

MAKER: KALEB LLOYD HENRY WHITMIRE & STEPHANIE LEEANN BRYANT

PAYEE: CANELO INVESTMENTS, LLC

HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC
1106 N AVENUE E EXT
HUMBLE, TX 77338

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

DATE OF SALE OF PROPERTY: Tuesday, FEBRUARY 4th, 2025

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

00000272

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

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



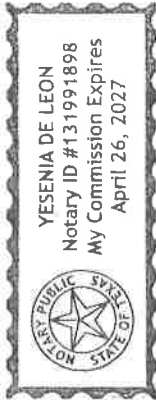
ELVA CARREON TIJERINA

STATE OF TEXAS §
 §

COUNTY OF HARRIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 26, 2024



NOTARY PUBLIC
STATE OF TEXAS

Yesenia De Leon
4-26-27

After recording return to:

CANELO INVESTMENTS, LLC
PO BOX 14567
HUMBLE, TX 77347

00000279

Accepted for Filing in:
San Jacinto County

On: Dec 31, 2024 at 12:29P
By: Cindy Henderson

NOTICE OF TRUSTEES SALE

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

DATE: December 26, 2024

DEED OF TRUST:

DATE: April 4, 2022
GRANTOR HUGO ENRIQUE CASTILLO & JUANA CASTILLO
TRUSTEE: ELVA CARREON TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC
COUNTY WHERE PROPERTY IS LOCATED: San Jacinto
RECORDED IN: Document # 2022-2599-13720 of the Real Property Records of San Jacinto County, Texas.
PROPERTY: BEING LOT 24, CEDAR LAKE ESTATES SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 203, PAGE 247, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN 53757)

NOTE:

DATE: April 4, 2022
AMOUNT: Eighteen Thousand Nine Hundred Fifty Dollars and No Cents (\$ 18,950.00)
MAKER: HUGO ENRIQUE CASTILLO & JUANA CASTILLO
PAYEE: CANELO INVESTMENTS, LLC
HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC
1106 N AVENUE E EXT
HUMBLE, TX 77338

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

DATE OF SALE OF PROPERTY: Tuesday, FEBRUARY 4th, 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.

00000279

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



ELVA CARREON TIJERINA

STATE OF TEXAS §

§

§

COUNTY OF HARRIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 26, 2024




NOTARY PUBLIC
STATE OF TEXAS

Yesenia de Leon

4-26-27

After recording return to:

CANELO INVESTMENTS, LLC
PO BOX 14567
HUMBLE, TX 77347