

00000096

TS No.: 2025-01114-TX
19-000446-673

Notice of [Substitute] Trustee 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: 06/02/2026

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: San Jacinto County, Texas at the following location: **NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 150 HICKS LOOP EAST, CLEVELAND, TX 77328

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 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/30/2005 and recorded 10/13/2005 in Document 05-6863, real property records of San Jacinto County, Texas, with **James P. Prescott and Susan Ruth Prescott, husband and wife** grantor(s) and DECISION ONE MORTGAGE COMPANY, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **James P. Prescott and Susan Ruth Prescott, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$52,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12** is the current mortgagee of the note and deed of trust or contract lien.

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6. 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.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT ELEVEN (11), BLOCK EIGHT (8), OF TRAILS END SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 297, PAGE 125 AND RATIFIED BY INSTRUMENTS RECORDED IN VOLUME 314, PAGE 680 AND PAGE 686 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

8. 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. **Onity Mortgage Corporation F/K/A PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Onity Mortgage Corporation F/K/A PHH
Mortgage Corporation**

**PO BOX 24605
West Palm Beach, FL 33416**

Phone: 877-744-2506

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Notice of [Substitute] Trustee Sale

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: 04/16/2026



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave. Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVI Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioners Court.

Notice of Substitute Trustee Sale

T.S. #: 26-18354

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

Date: **6/2/2026**
 Time: **The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM**
 Place: **San Jacinto County Courthouse in HUNTSVILLE, Texas, at the following location: San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, TX 77331 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

BEING LOT TEN (10), BLOCK EIGHT (8), UNIT XI-A, GREENTREE VILLAGE OF WATERWOOD, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 6, AND REVISED IN VOLUME 5, PAGE 7, OF THE PLAT RECORDS, SAN JACINTO, COUNTY.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 8/16/2023 and is recorded in the office of the County Clerk of San Jacinto County, Texas, under County Clerk's File No 20236126, recorded on 10/24/2023, of the Real Property Records of San Jacinto County, Texas.
 Property Address: 28617 RANTOUL CT HUNTSVILLE TEXAS 77320

Trustor(s):	DOROTHY CONFER AND WARREN CONFER, WIFE AND HUSBAND	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NETWORK FUNDING, L.P. ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	NewRez LLC dba Shellpoint Mortgage Servicing	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
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Current Substituted Trustees:	Auction.com, LLC, Tiffany Beggs, Carolyn Ciccio, Keata Smith, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services LLC, Prestige Posting And Publishing LLC, Prestige Posting and Publishing LLC		
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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.

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T.S. #: 26-18354

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. 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 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. 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 or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DOROTHY CONFER AND WARREN CONFER, WIFE AND HUSBAND. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$144,875.00, executed by DOROTHY CONFER AND WARREN CONFER, WIFE AND HUSBAND, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NETWORK FUNDING, L.P. ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DOROTHY CONFER AND WARREN CONFER, WIFE AND HUSBAND to DOROTHY CONFER AND WARREN CONFER, WIFE AND HUSBAND. NewRez LLC dba Shellpoint Mortgage Servicing is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

NewRez LLC dba Shellpoint Mortgage Servicing
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601-2743
800-365-7107

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T.S. #: 26-18354

Dated: 4/27/26

Auction.com, LLC, Tiffany Beggs, Carolyn Ciccio, Keata Smith, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services LLC, Prestige Posting And Publishing LLC, Prestige Posting and Publishing LLC,

Keata Smith

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

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Accepted for Filing in:

San Jacinto County

On: Apr 27, 2026 at 02:12P

By Dawn Wright

T.S. #: 2024-09662-TX

APPOINTMENT OF SUBSTITUTE TRUSTEE and 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.

The undersigned, in accordance with Texas Property Code §51.0076, as attorney-in-fact for the Mortgagee or Mortgage Servicer, hereby removes the original trustee and any and all successor substitute trustees, and appoints in their stead: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC, or any one of them, c/o Nestor Solutions, LLC, 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, to hereafter exercise all powers and duties conferred upon the original trustee under the Deed of Trust, and further authorizes and directs the Substitute Trustee to conduct and execute the remedies provided to the beneficiary therein.

1. Date, Time, and Place of Sale.

Date: 6/2/2026

Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.

Place: San Jacinto County Courthouse, Texas, at the following location: 1 State Hwy 150 Texas 150, Coldspring, TX 77331 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.

2. **Property To Be Sold.** SEE ATTACHED EXHIBIT 'A'
Commonly known as: 151 FALVEY LN CLEVELAND, TX 77328

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 4/2/2015 and recorded in the office of the County Clerk of San Jacinto County, Texas, recorded on 4/6/2015 under County Clerk's File No 20151472, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 20227024 and recorded on 10/12/2022. in the Real Property Records of San Jacinto County, Texas.

Grantor(s):	Rhonda Walling and Michael Walling, wife and husband
Original Trustee:	Thomas E. Black, Jr.
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG Mortgage, Inc., #1820, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

4. **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 Mortgagee 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. Pursuant to §51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust.

5. **Notice Regarding Federal Reporting Requirements.** Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchasers should be prepared to provide beneficial ownership information as may be required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after 3/1/2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/ire-faqs#D_5 or <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations described therein (collectively, the "Obligations"), including, but not limited to: (1) the promissory note in the original principal amount of \$236,143.00, executed by Rhonda Walling and Michael Walling, wife and husband, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG Mortgage, Inc., #1820, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the Trustor(s) to the current holder of the Obligations, secured by the Deed of Trust. Default has occurred in the payment of the indebtedness, and the same is now wholly due and payable. The owner and holder of the Obligations has requested that the Substitute Trustee sell the Property to satisfy the indebtedness.

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 Servicer is authorized to collect the debt and administer any resulting foreclosure of the lien securing the Property referenced above. **Freedom Mortgage Corporation** as Mortgage Servicer, represents the current mortgagee, whose address is:

c/o Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

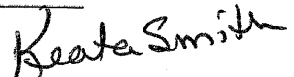
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

NESTOR SOLUTIONS, LLC, as attorney-in-fact for
FREEDOM MORTGAGE CORPORATION



By:

Christopher K. Baxter
Senior Vice President
Texas Bar No. 90001747
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115 Fax: (888) 345-5501



Dated: 4/16/2026

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052

EXHIBIT "A"

Being all that certain tract or parcel of land containing 4.36 acres situated in the Annie T. Lomax Survey, also known as, H. & T. C. Railroad Survey No. 104, Abstract No. 432, San Jacinto County, Texas, and being out of a called 32.572 acre tract as described in Volume 165, Page 531 San Jacinto County Deed Records; Said 4.36 acre tract, being the same called 4.3640 acre tract as described in San Jacinto County Clerks File NO. 06-4361, and being more particularly described by notes and bounds as follows, to-wit:

BEGINNING at a car axle found in the north line of a called 399.35 acre tract, called First Tract, as described in San Jacinto County Clerks File NO. 07-141, and being the North line of the Frederick Gibenrath Survey, Abstract No. 141, and being the South line of said Lomax Survey, also being the East line of a called 0.6288 acre tract as described in San Jacinto County Clerks File NO. 04-2210, and being the East line of the W. A. Roark Survey, Abstract NO. 395, for the Southwest corner of this herein described tract, from which a ¾ inch iron pipe found for the Southeast corner of said Roark Survey, and being the Southeast corner of said 0.6288 acre tract bears: South 04 degrees 32 minutes 31 seconds west, a distance of 20.48 feet;

THENCE North 00 degrees 39 minutes 55 seconds East, a distance of 505.65 feet (called - 509.20 feet) with the East line of said Roark Survey, and being the East line of said 0.6288 acre tract, and the East line of a called 0.78 acre tract, as described in Volume 127, Page 28 Official Public Records San Jacinto County, Texas, and the East line of a called 1.289 acre tract as described in San Jacinto County Clerks File NO. 02-7782 to a ¾ inch iron rod found in the Southeast margin of Flavey Lane for the Northeast corner of said 1.289 acre tract, same being the Northwest corner of this tract;

THENCE North 72 degrees 05 minutes 21 seconds East, a distance of 135.16 feet with the Southwest margin of said Flavey Lane to a 5/8 inch iron rod set for an angle point;

THENCE North 70 degrees 07 minutes 27 seconds East, a distance of 96.62 feet continuing with the Southeast margin of said Flavey Lane to a 5/8 inch iron rod set for an angle point;

THENCE North 71 degrees 51 minutes 15 seconds East, a distance of 124.82 feet (called North 72 degrees 05 minutes 18 seconds East - 124.65 feet) continuing with the Southeast margin of said Flavey Lane to a point for the Northwest corner of a called 6.5357 acre tract as described in Volume 164, Page 545 Official Public Records of San Jacinto County, Texas, same being the Northeast corner of this tract, from which a 1 inch iron pipe found bears: North 61 degrees 02 minutes East, a distance 2.7 feet;

THENCE South 00 degrees 39 minutes 55 seconds West, a distance of 819.99 feet with the west line of said 6.5357 acre tract to a point in the North line of said Gibenrath Survey, and the North line of said 399.35 acre tract, and being the South line of said Lomax Survey, for the Southwest corner of said 6.5357 acre tract, same being the southeast corner of this tract, from which a 1 inch iron pipe found bears: South 89 degrees 02 minutes East, a distance of 18.2 feet;

THENCE South 89 degrees 39 minutes 55 seconds West, a distance of 336.50 feet with the North line of said Gibenrath Survey, and the North line of said 399.35 acre tract, same being the South line of said Lomax Survey to the **PLACE OF BEGINNING AND CONTAINING 4.36 ACRES.**

TOGETHER WITH a perpetual right of way on, over and along the road leading from public highway (Farm to Market 2025) to said property.

00000107

Accepted for Filing in:

San Jacinto County

On: May 07, 2026 at 01:41P

By Dawn Wright

T.S. #. 2025-19435-TX

APPOINTMENT OF SUBSTITUTE TRUSTEE and 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.

The undersigned, in accordance with Texas Property Code §51.0076, as attorney-in-fact for the Mortgagee or Mortgage Servicer, hereby removes the original trustee and any and all successor substitute trustees, and appoints in their stead: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC, or any one of them, c/o Nestor Solutions, LLC, 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, to hereafter exercise all powers and duties conferred upon the original trustee under the Deed of Trust, and further authorizes and directs the Substitute Trustee to conduct and execute the remedies provided to the beneficiary therein.

1. Date, Time, and Place of Sale.

Date: 6/2/2026

Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.

Place: San Jacinto County Courthouse, Texas, at the following location: 1 State Hwy 150 Texas 150, Coldspring, TX 77331 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.

2. Property To Be Sold. SEE ATTACHED EXHIBIT "A"

Commonly known as: 6450 FM 946 N OAKHURST, TX 77359

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/27/2016 and recorded in the office of the County Clerk of San Jacinto County, Texas, recorded on 12/29/2016 under County Clerk's File No 20167358, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument No. 20236870 and recorded on 12/08/2023. in the Real Property Records of San Jacinto County, Texas.

Grantor(s):	JIMMIE MORSE an unmarried man, and ROCHELLE MAKOWSKY an unmarried woman
Original Trustee:	Robert F Eustis
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Eustis Mortgage Corporation, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

4. **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 Mortgagee 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. Pursuant to §51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust.

5. **Notice Regarding Federal Reporting Requirements.** Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchasers should be prepared to provide beneficial ownership information as may be required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after 3/1/2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/tre-faqs#D_5 or <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations described therein (collectively, the "Obligations"), including, but not limited to: (1) the promissory note in the original principal amount of \$54,945.00, executed by JIMMIE MORSE an unmarried man, and ROCHELLE MAKOWSKY an unmarried woman, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Eustis Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the Trustor(s) to the current holder of the Obligations, secured by the Deed of Trust. Default has occurred in the payment of the indebtedness, and the same is now wholly due and payable. The owner and holder of the Obligations has requested that the Substitute Trustee sell the Property to satisfy the indebtedness.

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 Servicer is authorized to collect the debt and administer any resulting foreclosure of the lien securing the Property referenced above. **Freedom Mortgage Corporation** as Mortgage Servicer, represents the current mortgagee, whose address is:

c/o Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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.

NESTOR SOLUTIONS, LLC, as attorney-in-fact for
FREEDOM MORTGAGE CORPORATION



By:

Christopher K. Baxter
Senior Vice President
Texas Bar No. 90001747
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115 Fax: (888) 345-5501

Keata Smith
Sub Trustee

Dated: 4/28/2026

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052

00000107

EXHIBIT "A"

20167358

035303

FIELD NOTE DESCRIPTION
0.855 ACRE IN THE
CHARLES MCKIM 1-3 LEAGUE, A-213
SAN JACINTO COUNTY, TEXAS

BEING a 0.855 acre tract of land situated in the Charles McKim 1/3 League, Abstract No. 213, San Jacinto County, Texas, and being that same called 1 acre tract described in Volume 224, Page 740 of the Deed Records of San Jacinto County, Texas, together with a 0.039 acre portion of a called 1.229 acre tract described in Volume 249, Page 220 of said Deed Records, more particularly that portion lying easterly of and adjoining the easterly right-of-way line of Staley Road, a prescriptive Roadway, said 0.855 acre tract being more particularly described as follows:

BEGINNING at a 4 inch square concrete monument for the southwesterly corner of the herein described tract and northwesterly corner of the 2 Somers 216.94 acre tract as described and recorded in Clerk's File 20162204, Page 10234 of the Official Public Records of San Jacinto County, Texas, and being in the easterly line of the Bally Low Street 0.509 acre tract as recorded in Clerk's File 20145099, said point being the southwesterly corner of said called 1 acre tract, found in contain 0.816 acre by Re-Survey.

THENCE North 00° 01' 12" East 225.49 feet to a 1/2 inch iron rod set in the easterly prescriptive right-of-way line of Staley Road.

THENCE with the easterly right-of-way line of Staley Road the following courses:

North 13° 53' 13" East 27.50 feet.

North 20° 06' 18" East 82.55 feet.

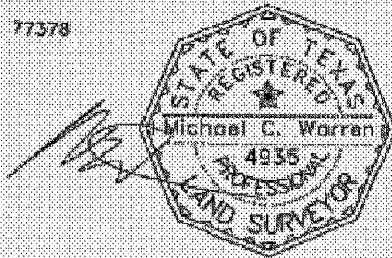
North 42° 37' 22" East 109.00 feet to a 1 inch iron stake for the common northerly corner of said 1 acre and 1.229 acre parent tracts, in the westerly line of the Myrta Kujawa 0.282 acre tract recorded in Comby Clerk's File 20164474, Page 21120.

THENCE departing Staley Road with the common line of said 1 acre tract and Kujawa 0.282 acre tract South 00° 52' 36" East 380.34 feet to a 1/2 inch iron rod in the northerly line of said 2 Somers 216.94 acre tract, being the southwesterly corner of said called 1 acre tract (0.816 acre by Re-Survey).

THENCE with the northerly line of said 2 Somers tract South 76° 12' 58" West 120.73 feet to the **POINT OF BEGINNING**.

CONTAINING 0.855 acre of land based on a Survey made on the ground 17 October 2016 and shown on Survey Plat No. 4618165 of same date. The Field Notes herein and said Survey Plat were last revised 22 December 2016.

Michael C. Warren RPLS TX 4935
 936 856 8889
 PO 1343 Wilts 77378



00000110

Accepted for Filing in:

San Jacinto County

On: May 11, 2026 at 04:07P

By Dawn Wright

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **Herbert Sigfrido Membreno and Maribel Ayala Membreno**, dated June 22, 2024, and duly filed for record on July 11, 2024, in the Office of the County Clerk of San Jacinto County, Texas as **Document No. 20243687** of the Official Public Records of Real Property of San Jacinto County, Texas, conveying to **Vernon R. Young, Trustee**, the following described real property and improvements thereon in San Jacinto County, Texas, to-wit:

Being Tract 14: GEO: R46837; BEING 3 ACRES OF LAND, MORE OR LESS, out of the H&TC RR Co. Survey, A-164, San Jacinto County, Texas described in Volume 95, Page 462, Official Records of San Jacinto County, Texas; and

WHEREAS, **D&V Development LLC**, a Texas limited liability company, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **D&V Development LLC**, a Texas limited liability company, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **Vernon R. Young**, as Trustee and appointed:

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

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

JUNE 2, 2026

to commence at the hour of **1:00 o'clock p.m.**, or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:



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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


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

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

D&V Development LLC
5325 Katy Freeway, Suite One
Houston, Texas 77007

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


✓ Keata Smith
Stephanie Hernandez, or
Tiffany Sandvick
Substitute Trustee(s)

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

Address for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007