

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

**DATE:** May 5, 2026

**TIME:** 01:00 PM

**PLACE:** At the north end of the San Jacinto County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

- 2. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 21, 2016 and recorded as Instrument Number 20167368, real property records of San Jacinto County, Texas.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by Jimmy Britt Freeman a/k/a Jimmy Freeman and Gail Marie Freeman, securing the payment of the indebtedness in the original principal amount of \$161,537.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.
- 5. Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
- 6. Property to be Sold.** The property to be sold is described as follows:  
Being Lot Sixty-Four (64), of RAGSDALE SPRINGS SUBDIVISION, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 128, Page 67, of the Deed Records of San Jacinto County, Texas.
- 7. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:



2460 Paseo Verde Parkway  
Suite 110  
Henderson, Nevada 89074

- 8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Agency Sales and Posting, LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
- 9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, 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: 3/10/2026

  
\_\_\_\_\_  
Jennifer Hooper

**Certificate of Posting**

I am Keata Smith whose address is 4225 Wingren Dr Ste 105  
Irving TX 75602. I  
declare under penalty of perjury that on 3/12/26 I filed this Notice of [Substitute]  
Trustees Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed  
by the San Jacinto County Commissioners Court.

Keata Smith  
Declarant's Name: Keata Smith  
Date: 3/12/26

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San Jacinto County

On: Apr 02, 2026 at 11:00A

By Dawn Wrisht

**NOTICE OF FORECLOSURE 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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property to Be Sold.** The property to be sold is described as follows: SITUATE IN THE COUNTY OF SAN JACINTO, STATE OF TEXAS, TO-WIT: BEING LOT FIFTY-ONE (51), BLOCK ONE (1), CAPE ROYALE, IMPERIAL POINT SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 130, PAGE 172 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/26/2004 and recorded in Document 04-2257 real property records of San Jacinto County, Texas.

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

Date: 05/05/2026

Time: 01:00 PM

Place: San Jacinto County, Texas at the following location: NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by A. JEAN CLARK, provides that it secures the payment of the indebtedness in the original principal amount of \$240,264.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB as Owner Trustee of CFS15 Grantor Trust is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB as Owner Trustee of CFS15 Grantor Trust c/o CARRINGTON MORTGAGE SERVICES LLC, 500 N. State College Blvd., Suites 1030, 1300, and 1400, Orange, CA 92868 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

✓ Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

## Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ 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.

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On: Apr 02, 2026 at 11:02A

By Dawn Wright

25TX404-0090

26612 POOLS CREEK DR, HUNTSVILLE, TX 77320

**NOTICE OF FORECLOSURE SALE****Property:**

The Property to be sold is described as follows:

BEING LOT ONE (1), BLOCK ONE (1), UNIT ONE (1), MULTI-FAMILY RESERVE AREA "A", WHISPERING PINES VILLAGE OF WATERWOOD, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 43 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated February 9, 2018 and recorded on February 23, 2018 as Instrument Number 20180987 in the real property records of SAN JACINTO County, Texas, which contains a power of sale.

**Sale Information:**

May 05, 2026, 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 DEBRA K. MEYERS AND JOSEPH M. MEYERS secures the repayment of a Note dated February 9, 2018 in the amount of \$70,800.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing 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.

**Court Order:**

A Home Equity Foreclosure Order was signed on March 12, 2026 in the 258th District Court of San Jacinto County under Cause No. CV18,458. A copy of the Order is attached hereto.

**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.



4870233

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Amy Oian, Amy Beaulieu, Matthew Hansen, Jami Grady, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Ed Henderson, Lori Stewart, Marlene Zografos, Tiffany Beggs, Ron Harmon, Jerry Hickman, Andrew Mills-Middlebrook, Auction.com, LLC, 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.**

Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
Jake Troye, Attorney at Law  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Amy Oian, Amy Beaulieu, Matthew Hansen, Jami Grady, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Tommy Jackson,  Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Ed Henderson, Lori Stewart, Marlene Zografos, Tiffany Beggs, Ron Harmon, Jerry Hickman, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 2nd day of April, 2026 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).

CAUSE NO. CV18,458

IN RE: ORDER FOR FORECLOSURE  
CONCERNING 26612 POOLS CREEK DR,  
HUNTSVILLE, TX 77320  
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT OF

PETITIONER:

SAN JACINTO COUNTY, TEXAS

TH MSR HOLDINGS LLC

RESPONDENT(S):

DEBRA K. MEYERS AND  
JOSEPH M. MEYERS

258TH JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

JOSEPH M. MEYERS 26612 POOLS CREEK DR HUNTSVILLE, TX 77320	DEBRA K. MEYERS 26612 POOLS CREEK DR HUNTSVILLE, TX 77320
JOSEPH M. MEYERS 224 WATERWOOD HUNTSVILLE, TX 77320	DEBRA K. MEYERS 224 WATERWOOD HUNTSVILLE, TX 77320
JOSEPH M. MEYERS 515 N MAGNOLIA ST NEWTON, KS 67114	DEBRA K. MEYERS 515 N MAGNOLIA ST NEWTON, KS 67114

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

On 12 mar 2025  
 Time 10:55  
 Tammy Currie  
 Clerk District Court San Jacinto County, Texas  
Stacy Rogers Deputy

3. The Property that is the subject of this foreclosure proceeding is commonly known as 26612 POOLS CREEK DR, HUNTSVILLE, TX 77320, with the following legal description:  
**BEING LOT ONE (1), BLOCK ONE (1), UNIT ONE (1), MULTI-FAMILY RESERVE AREA "A", WHISPERING PINES VILLAGE OF WATERWOOD, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 43 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.**
4. The lien sought to be foreclosed is indexed or recorded at Instrument Number 20180987 and recorded in the real property records of SAN JACINTO County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 3 day of 12, 2021.

T. E. Kitchens, Jr.  
JUDGE PRESIDING

Approved:

T. C. George  
**Dustin C. George**  
Texas Bar No. 24065287  
dgeorge@mgs-legal.com  
**Tracey Midkiff**  
Texas Bar No. 24076558  
tmidkiff@mgs-legal.com  
**MILLER, GEORGE & SUGGS, PLLC**  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024  
Phone: 972-532-0128  
Fax: 214-291-5507

**Travis E. Kitchens, Jr.**  
Judge, 258th Judicial District

*Attorneys for Petitioner*

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**NOTICE OF CONSTABLE'S SALE**

THE STATE OF TEXAS §


COUNTY OF SAN JACINTO §

NOTICE IS HEREBY GIVEN That by virtue of a certain WRIT OF EXECUTION issued out of the Honorable 258th Court San Jacinto County , 23rd day of February, 2026, by District Clerk, of said District Court for the sum of TEN THOUSAND ONE HUNDRED FIFTY FOUR & 61/100 Dollars and costs of suit, under a Judgment, in favor of WATERWOOD IMPROVEMENT ASSOCIATION, INC. in a certain cause in said Court, No. CV18,060 and styled WATERWOOD IMPROVEMENT ASSOCIATION, INC. vs. Unknown Heirs of William T. Carr & Mary A. Carr Deceased, placed in my hands for service, I Brian A. Cosme as Constable Pct 4 of San Jacinto County, Texas, did on the 1st day of April, 2026, levy on certain Real Estate, situated in San Jacinto County, Texas, described as follows, to wit: Being Lot 4, Block 4, Waterwood Park Forest Village, A Subdivision within San Jacinto County, Texas, according to the Plat thereof filed for record in the office of the San Jacinto County Clerk, Reserving, However, All Oil, Gas and Mineral rights owned by grantors, Grantor expressly waives all rights to use the surface of the property for the purposes of exploration, production and/or other mineral operations. (the "Property") and levied upon as the property of Unknown Heirs of William T. Carr & Mary A. Carr Deceased, and that on the first Tuesday in **May, 2026**, the same being the **5th**

day of said month at the Court House door, of San Jacinto County, in the City of Coldspring, Texas, between the hours of 10:00 AM and 4:00 PM by virtue of said levy and said Writ of Execution, I will offer for sale and sell at public venue, for cash, to the highest bidder, all right and title and interest of the said Unknown Heirs of William T. Carr & Mary A. Carr Deceased, in and said property.

Being lot 4, Block 4, Waterwood Park Forest Village, A Subdivision within San Jacinto County, Texas, according to the Plat thereof filed for record in the office of the San Jacinto County Clerk, Reserving, However, All Oil, Gas and Mineral rights owned by grantors, Grantor expressly waives all rights to use the surface of the property for the purposes of exploration, production and/or other mineral operations. (the "Property").

And in compliance with the law, I give notice by publication, in the English language, once a week for three consecutive weeks immediately preceding said day of sale, in the San Jacinto News Times a newspaper published in San Jacinto County.

  
 Brian A. Cosme Constable Precinct Four  
 San Jacinto County, Texas

## Notice of Substitute Trustee's Sale

Notice is hereby given that a public sale at auction of the Property (as the term is defined and described below) will be held at the date, time and place specified in this notice.

### Certain Terms and Information

**Date of Sale:** Tuesday, May 5, 2026

**Time of Sale:** The earliest time at which the sale shall occur is 10:00 a.m., local time. The sale shall begin at that time or not later than three hours after that time.

**Place of Sale:** North end of the San Jacinto County Courthouse, 1 State Highway 150, Coldspring, Texas or IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

### Information Regarding the Deed of Trust Lien That Is the Subject of this sale:

**Name of Document:** Deed of Trust  
**Date:** March 2, 2023  
**Grantor:** Kenneth M. Hooper and wife, Sharlot F. Hooper  
**Beneficiary:** RUSTY KEY, LLC, a Texas limited liability company  
**Trustee:** Joshua L. McMahon IV  
**Recording Information:** County Clerk's File No. 20231227, Official Public Records of San Jacinto County, Texas.

### **Property Description:**

Being Lots Four Hundred Six (406) and Four Hundred Seven (407), of HIDDEN OAKS of HOLIDAY VILLAGES OF LIVINGSTON SUBDIVISION, Section J, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded under Clerk's File No. 10-3683, Page 14928, of the Official Public Records of San Jacinto County, Texas.

### Indebtedness Secured:

**Name of Document:** Promissory Note  
**Date:** March 2, 2023  
**Face Amount:** ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00)  
**Maker:** Kenneth M. Hooper and wife, Sharlot F. Hooper  
**Lender:** RUSTY KEY, LLC, a Texas limited liability company  
**Current Owner and Holder of the Note:** RUSTY KEY, LLC

**Postponement Rights**

The Deed of Trust permits the Lender to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee, or, if appropriate, the Substitute Trustee, under the Deed of Trust need not appear at the date, time and place of a scheduled sale 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 requirement of the Texas Property Code. The reposting or refiling may be after the date originally schedule for this sale.

**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 Lender thereunder to have the bid credited 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 his, her, its or their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any liens, security interests, encumbrances and other title matters set for in the Deed of Trust, so prospective bidders are reminded that by law the sale will necessarily be made subject to all liens, security interests, encumbrances and other prior matters of record affecting the Property, if any to the extent that they remain in full force and effect and have not been subordinated to the Deed of Trust.

The sale shall not cover any 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 Current Owner and Holder of the Note has the right to direct the Trustee, or, if appropriate, the 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 its "as is, and 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, or if appropriate, Substitute 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 if appropriate Substitute Trustee.

**Type of Sale**

The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantor.

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.

**Default in Indebtedness Secured**

Default has occurred in the payment of the Indebtedness Secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the Indebtedness Secured by the Deed of Trust has been accelerated and such Indebtedness Secured is now wholly due and payable.

**Request to Act and Conduct Sale**

Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

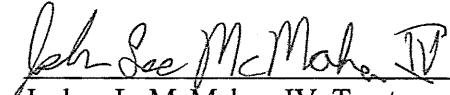
Questions concerning the sale may be direct to the undersigned at 501 W. Church St., Livingston, Texas 77351 or to the Lender, RUSTY KEY, LLC, a Texas limited liability company, at 1291 Old Salem Church Road, Willis, Texas 77378.

Notice is also given that before the sale the Lender may appoint another person as Trustee to conduct the 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.**

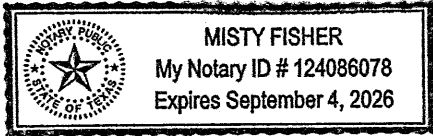
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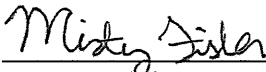
IN THE WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on the 2nd day of April, 2026.

  
\_\_\_\_\_  
Joshua L. McMahon IV, Trustee

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF ANGELINA   §

This instrument was acknowledged before me on this 2nd day of April, 2026, Joshua L. McMahon IV, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



  
\_\_\_\_\_  
Notary Public, State of Texas

**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

**MAY 5, 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 refiled 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 POSSESION, 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.**

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**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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

On: Apr 13, 2026 at 01:31P

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

DEED OF TRUST INFORMATION:

**Date:** 01/27/2023  
**Grantor(s):** JEREME SEDWICK AND BRANDI RSEDWICK, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS.  
**Original Principal:** \$297,979.00  
**Recording Information:** Instrument 20230555  
**Property County:** San Jacinto  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 40 SILVER OAK . SHEPHERD, TX 77371

MORTGAGE SERVICING INFORMATION:

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

**Current Mortgagee:** MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL  
**Mortgage Servicer:** Mortgage Solutions of Colorado, LLC  
**Current Beneficiary:** MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL  
**Mortgage Servicer Address:** 7450 Campus Dr., Suite 200, Colorado Springs, CO 80920

SALE INFORMATION:

**Date of Sale:** Tuesday, the 5th day of May, 2026  
**Time of Sale:** 01:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH END OF THE COURTHOUSE in San Jacinto County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the San Jacinto County Commissioner's Court, at the area most recently designated by the San Jacinto County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Auction.com, LLC, Braden Barnes or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Auction.com, LLC, Braden Barnes or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Auction.com, LLC, Braden Barnes or Jamie E. Silver, any to act.

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

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

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**Certificate of Posting**

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

By: \_\_\_\_\_

**Exhibit "A"**

BEING LOTS TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK THREE (3), SECTION ONE (1), OF TOWN AND COUNTRY SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 107, PAGE 307, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

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