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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:

May 06, 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 Olan, 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.

T. B. Miller

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

Keata Smith

Substitute Trustee(s): 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, 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, Keata Smith, declare under penalty of perjury that on the 27 day of February, 2025 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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Exhibit "A"

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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 Hormon 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 Hormon 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

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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 Javid Johnson

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Filed for Record in:
San Jacinto County

On: Feb 27, 2025 at 12:25P

As a
Postings Notices

Document Number: 000000032

Amount 2.00

Receipt Number - 71272

By,

Dawn Wright

STATE OF TEXAS
COUNTY OF SAN JACINTO

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

Feb 27, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

THIS INSTRUMENT APPOINTS THE TRUSTEE / SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER. (Tex. Prop. Code § 51.0076)

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. (Tex. Prop. Code § 51.002

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SAN JACINTO §

Property to be Sold

Being Lots Twenty (20) and Twenty-One (21), Block Fourteen (14), of POINT LOOK OUT ESTATES, Section One (1), a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 87, Page 11, and replat recorded in Volume 87, Page 239, of the Deed Records of San Jacinto County, Texas.

Instrument to be Foreclosed

Deed of Trust filed on April 7, 2008 under Clerk's File No. 08-2007, at Page 8307, of the Official Public Records of San Jacinto County, Texas.

Date, Time, and Place of Sale

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

Date: first Tuesday of May — May 6, 2025

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

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

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

Terms of Sale

1. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the *Deed of Trust* permitting the *Beneficiary* thereunder to have the bid credited to the *Note* up to the amount of the unpaid debt secured by the *Deed of Trust* at the time of sale.
2. Those desiring to purchase the *Property* will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.
3. The sale will be made expressly subject to any title matters set forth in the *Deed of Trust*, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the *Property*, if any, to the extent they remain in force and effect and have not been subordinated to the *Deed of Trust*. The sale shall not cover any part of the *Property* that has been released of public record from the lien of the *Deed of Trust*. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.
4. Pursuant to the *Deed of Trust*, the *Beneficiary* has the right to direct the Trustee to sell the *Property* in one or more parcels and/or to sell all or only part of the *Property*.
5. Pursuant to section 51.009 of the Texas Property Code, the *Property* will be sold in "as is, where is" condition, without any express or implied warranties, except the warranties of title (if any) provided for under the *Deed of Trust*. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the *Property*.
6. Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.
7. The Trustee may conduct the sale through a designated representative who personally appears and conducts the sale.

Type of Sale

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

Obligations Secured

The *Deed of Trust* Deed filed on April 7, 2008 under Clerk's File No. 08-2007, at Page 8307, of the Official Public Records of San Jacinto County, Texas provides that they secure the payment of the indebtedness and obligations therein described (*the Obligations*), in the Original principal amount of \$40,000.00, executed by Jimmy Allen McDaniel (identified herein as *Grantor*), and the Transfer of Note and Lien, dated October 26, 2016, filed on May 24, 2017, under Clerk's File No. 20172907, at Page 14179, of the Official Public Records of San Jacinto County, Texas, and payable to the order of Charles Whitten and Margaret Whitten and (b) all renewals, extensions, and modifications of *the Agreement*. Charles Whitten and Margaret Whitten are the current owner and holders of *the Obligations* and are the *Beneficiaries* under the *Deed of Trust*.

As of March 24, 2025, there was owed at least the sum of \$56,427.99 which consists of the amount of the note that has been accelerated as of March 24, 2025 (\$37,333.33), plus late charges (\$4,200.00), plus unpaid property taxes (\$12,494.66), plus attorneys fees to date of \$2,400.00.

Questions concerning the sale may be directed to the undersigned.

Default and Request to Act

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

DATED: March 24, 2025



Kerry E. Hagan, Substitute Trustee
Attorney for Eraclea Investments, LLC
SBOT# 08684500
90 Live Oak Street
Coldspring, Texas 77331
Telephone 936-653-4444
Email: kerryhagan@gmail.com

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NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

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

MORTGAGE SERVICER INFORMATION:

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

SALE INFORMATION:

Date of Sale	05/06/2025
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The North end of the Courthouse in San Jacinto County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the San Jacinto County Commissioner's Court.
Substitute Trustees	Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Auction.com, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.00 ACRES OF LAND SITUATED IN THE EDWARD RUSSELL SURVEY, ABSTRACT NO. 48, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF THE AND BEING OUT OF THAT CERTAIN CALLED 33.0 ACRE TRACT BEING OUT OF A CALLED 42.2 ACRE TRACT AS DESCRIBED IN VOLUME 118, PAGE 18 DEED RECORDS SAN JACINTO, TEXAS AND BEING OUT AND A PART OF THAT CERTAIN CALLED 3.18 ACRE TRACT AS DESCRIBED IN VOLUME 196, PAGE 462 DEED RECORDS SAN JACINTO COUNTY, TEXAS; SAID 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: COMMENCING AT A 5/8 INCH IRON ROD FOUND IN THE EAST LINE OF THE MIZELLE CALLED 160 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT AS DESCRIBED IN VOLUME 126, PAGE 543 DEED RECORDS SAN JACINTO COUNTY, TEXAS; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 139.00 FEET WITH THE WEST LINE OF SAID 2.00 ACRE TRACT TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF SAID 3.18 ACRE TRACT AND BEING THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THIS TRACT HEREIN DESCRIBED; THENCE EAST, A DISTNACE OF 553.25 FEET WITH THE SOUTH LINE OF SAID 2.00 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2.00 ACRE TRACT SAME BIENG THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 00 DEGREES 15 MINUTES 34 SECONDS EAST, A DISTANCE OF 157.47 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

NOTICE OF TRUSTEE'S SALE

THENCE WEST, A DISTANCE OF 553.25 FEET TO A 5/8 INCH IRON ROD SET IN THE EAST LINE OF SAID 160 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 00 DEGREES 15 MINUTES 34 SECONDS WEST 18.06 FEET;
THENCE NORTH 00 DEGREES 15 MINUTES 34 SECONDS WEST, A DISTANCE OF 157.47 FEET WITH THE WEST LINE OF SAID 3.18 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 87120 SQUARE FEET OR 2.00 ACRES MORE OR LESS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

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

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

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

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-01081

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NOTICE OF TRUSTEE'S SALE

armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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

Dated April 1, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh

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

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-01081

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Notice of Substitute Trustee’s Sale

Date: March 26, 2025

Substitute Trustee: Erik Baumann

Substitute Trustee’s Address: 24 Greenway Plaza, Suite 2000

Mortgagee: 401K & Equity Trust FBO Tracy Campbell IRA

Note: Note dated April 29, 2019 in the amount of \$66,450.00

Deed of Trust

Date: April 29, 2019

Grantor: Conrado Sanchez-Salto and Yesenia Espino Valdez

Mortgagee: 401K & Equity Trust FBO Tracy Campbell IRA

Recording information: Document Number 20192975, Official Records of San Jacinto County, Texas.

Property: Lots 1, 2, 3, 4, 5, and 6 of Block 3 of Sherwood Forest, Section 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of San Jacinto County under , Map Records of San Jacinto County, including all personal property secured by the security agreement included in the Deed of Trust.

County: San Jacinto County

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it will be next Wednesday): May 6, 2025

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

Place of Sale: THE NORTH END OF THE SAN JACINTO COUNTY COURTHOUSE
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

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

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STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

SUBSTITUTE TRUSTEE:



Erik C. Baumann, Substitute Trustee
24 Greenway Plaza, Suite 2000
Houston, TX 77046

Filed for Record in:
San Jacinto County

On: Apr 04, 2025 at 11:46A

As a
Posting Notices

Document Number: 00000065

Amount 2.00

Receipt Number - 71990

By:
Kimberly Wood

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

Apr 04, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas

by Cindy Henderson

NOTICE OF TRUSTEE'S SALE

—

KNOW ALL MEN

WHEREAS, by Deed of Trust dated JUNE 24, 2022, MARGARITA CORONA conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 15, Block 1 Out of TRAILS END, Phase ONE, being 1.500 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 297, Page 125, 126 AND 127 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$46,973.00 executed by MARGARITA CORONA and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 202224616, Volume 24443, Page, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JENNIFER TOTEN, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 18, 2025:


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JULY 22, 2010, BERNARD W. HARWIG, III conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

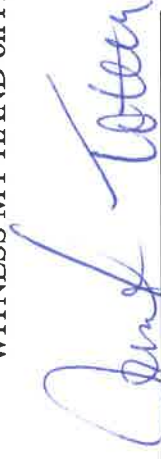
Being TRACT NO. 23, Block 7 Out of TRAILS END, Phase ONE, being 1.500 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 297, Page 125, 126 AND 127 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$41,023.00 executed by BERNARD W. HARWIG, III and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 10-5719, Volume, Page 23048, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSPRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSPRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 26, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JULY 30, 2021, YAZMIN ORTIZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 2, Block 3 Out of TRAILS END, Phase TWO, being 1.5040 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$78,000.00 executed by YAZMIN ORTIZ and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20216314, Volume , Page 32905, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 27, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated APRIL 22, 2010, HEATHER MILLER conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 7, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$84,819.00 executed by HEATHER MILLER and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 10-4803, Volume, Page 19334, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 19, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated APRIL 22, 2010, JAMIE MILLER conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 7, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$84,819.00 executed by JAMIE MILLER and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 10-4803, Volume , Page 19334, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 19, 2025.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 10, 2021, HEATHER M. MILLER conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 8, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$13,000.00 executed by HEATHER M. MILLER and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20218546, Volume 45005, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSPRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 18, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000072

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 10, 2021, JAMIE M. MILLER conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

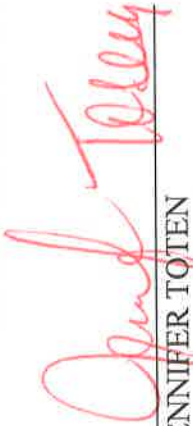
Being TRACT NO. 8, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$13,000.00 executed by JAMIE M. MILLER and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20218546, Volume 45005, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 18, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000073

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MAY 17, 2008, JAIME HUERTA conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 15, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$76,900.00 executed by JAIME HUERTA and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 08-3590, Volume , Page 1406, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSPRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSPRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 20, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000074

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MAY 17, 2008, LUCILA HUERTA conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 15, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$76,900.00 executed by LUCILA HUERTA and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 08-3590, Volume , Page 1406, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSPRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSPRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 20, 2025.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000075

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 30, 2018, LUIS RODRIGUEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

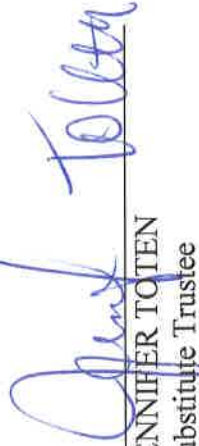
Being TRACT NO. 10, Block 14 Out of TRAILS END, Phase TWO, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$50,000.00 executed by LUIS RODRIGUEZ and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20190308, Volume , Page 1719, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 27, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000076

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated AUGUST 10, 2018, CARLOS LIERA conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 23, Block 14 Out of TRAILS END, Phase 2, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$70,000.00 executed by CARLOS LIERA and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20186053, Volume 29868, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 18, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

PERSON

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated AUGUST 10, 2018, SELENA JIMENEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 23, Block 14 Out of TRAILS END, Phase 2, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$70,000.00 executed by SELENA JIMENEZ and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20186053, Volume 29868, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSPRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSPRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 18, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

000000078

On: Apr 08, 2025 at 02:50P

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated DECEMBER 17, 2002, DONNA NIX conveyed to JOHN DAVIS, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 9, Block 15 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$15,600.00 executed by DONNA NIX and made payable to TJR PARTNERSHIP, LTD. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 04-2781, Volume, Page 11818, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOHN DAVIS, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 6, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

TJR PARTNERSHIP, LTD.
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000079

By Cindy Henderson

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated DECEMBER 17, 2002, BENNIE NIX conveyed to JOHN DAVIS, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 9, Block 15 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$15,600.00 executed by BENNIE NIX and made payable to TJR PARTNERSHIP, LTD. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 04-2781, Volume , Page 11818, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOHN DAVIS, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 6, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

TJR PARTNERSHIP, LTD.
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000080

By Cindy Henderson
**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON,
YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION
FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JUNE 1, 2013, RAUL NUNEZ conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 11 & 12, Block 16 Out of TRAILS END, Phase, being 2.1040 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$11,200.00 executed by RAUL NUNEZ and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2013005381, Volume 22591, Page, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 18, 2025.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000081

By Cindy Henderson
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JUNE 16, 2012, RAUL NUNEZ conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 23 & 24, Block 16 Out of TRAILS END, Phase II, being 2.1040 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$62,000.00 executed by RAUL NUNEZ and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2012004169, Volume 16506, Page, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 18, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000082

On: Apr 08, 2025 at 02:50P

By Cindy Henderson

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated FEBRUARY 20, 2014, YURELY SANCHEZ conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 15, Block 17 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$80,800.00 executed by YURELY SANCHEZ and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2014002070, Volume, Page 8486, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSPRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSPRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 27, 2025.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000083

By Cindy Henderson

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

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JANUARY 18, 2023, CALIXTO ARTEAGA conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 20, Block 17 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$81,000.00 executed by CALIXTO ARTEAGA and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20230493, Volume , Page 2625, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JENNIFER TOTEN, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 26, 2025.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000084

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

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JANUARY 18, 2023, MARIA A. ARTEAGA conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 20, Block 17 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$81,000.00 executed by MARIA A. ARTEAGA and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20230493, Volume , Page 2625, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JENNIFER TOTEN, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of MAY, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSPRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSPRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 26, 2025.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

00000087

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COUNTY OF SAN JACINTO

Whereas pursuant to that one certain Deed of Trust dated **February 21, 2020**, executed by **MARQUES TYREL VALENTINO, a single person** "Mortgagor" and filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20201854** of the Deed of Trust Records of San Jacinto County, Texas, Mortgagor conveyed to **ERIC R. HIRD**, the Trustee named in the Deed of Trust, all of Mortgagor's right, title, and interest in and to the real property situated in San Jacinto County, Texas, and described as follows:

BEING LOT 63, OF ROBIN CREEK, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 128, PAGE 189, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS (collectively the "Property");

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated **February 21, 2020**, in the original principal amount of **\$37,000.00** executed by **MARQUES TYREL VALENTINO, a single person** and payable to the order of **HIRD 2016 INVESTMENT, LLC, a Texas limited liability company** ("Beneficiary"); and

Whereas the Deed of Trust (to Secure Assumption) was filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20201854**; and,

Whereas the Deed of Trust (to Secure Assumption) was to secure the assumption by **MARQUES TYREL VALENTINO, a single person** of that one promissory note dated December 6, 2018, executed by **Anthony Kyle Thibodeaux and spouse, Mary Katherine Thibodeaux** and payable to the order of **ZAVALA CMI, LLC** and subsequently assigned to **HIRD 2016 INVESTMENT, LLC** by instrument recorded under **File No. 20187848** of the Real Property Records of San Jacinto County and additionally secured by Deed of Trust of even date therewith in favor of **ERIC R. HIRD, TRUSTEE**, recorded under **File No. File No. 20187847** of the Real Property Records of San Jacinto County, Texas.

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

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

Therefore, I, ERIC R. HIRD, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **May, 2025 (May 6, 2025)**, at the area inside the main lobby of the San Jacinto County Courthouse, at 1 Tx 150, Coldspring, Texas 77331. or if the preceding area is no longer the designated area, at the area most recently designated by the San Jacinto County Commissioner's Court, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 11:00 A.M. and no later than three hours after that time.

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

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Trustee to conduct the sale.

Witness my hand this 8 day of April, 2025.

ERIC R. HIRD, Trustee
2518 Sand Shore Dr., Suite 100
Conroe, Texas 77304

STATE OF TEXAS

COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on this 8 day of April, 2025 by ERIC R. HIRD.



Notary Public for the State of Texas