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22-052394

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> September 1, 2006	<b>Original Mortgagor/Grantor:</b> MARILEA S. REYNOLDS AND RANDY J. REYNOLDS
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SELENE FINANCE LP
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 06-6706	<b>Property County:</b> SAN JACINTO
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$177,219.00, executed by RANDY J. REYNOLDS, MARILEA S. REYNOLDS and payable to the order of Lender.

**Property Address/Mailing Address:** 760 E CALDWELL LOOP, SHEPHERD, TX 77371

**Legal Description of Property to be Sold:** A TRACT OR PARCEL OF LAND CONTAINING 18.758 ACRES BEING OUT OF A PORTION OF POLK SUBDIVISION RECORDED IN VOLUME 92, PAGE 519 OF THE DEED RECORDS OF SAN JACINTO COUNTY OUT OF THAT CERTAIN SO CALLED 18.506 ACRE TRACT CONVEYED TO JOIN C. POLK AND JANE POLK KEESE RECORDED IN VOLUME 320, PAGE 114 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY IN THE HENRY W. FARLEY SURVEY, ABSTRACT 113 IN SAN JACINTO COUNTY, TEXAS, SAID 18.758 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO -WIT:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THE JACK POLK 18.506 ACRE TRACT DESCRIBED VOLUME 33, PAGE 877 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HWY. NO. 150 (100 FT. RIGHT-OF-WAY);

THENCE SOUTH 64 DEGREES 23 MINUTES 00 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HWY. NO. 150 A DISTANCE OF 498.94 FT. TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF THE HENRY CALDWELL 32.50 ACRE TRACT BEING THE REMAINDER OF 59.5 ACRE TRACT DESCRIBED IN VOLUME 60, PAGE 217 OF THE SAN JACINTO COUNTY DEED RECORDS;

THENCE SOUTH WITH THE WEST BOUNDARY LINE OF SAID 32.50 ACRE TRACT A DISTANCE OF 371.14 FT. TO A 1/2 INCH IRON ROD FOUND AT THE EXTERIOR CORNER OF THE HEREIN DESCRIBED



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TRACT BEING IN THE NORTHEAST CORNER OF LOT 1 OF POLK SUBDIVISION;

THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST WITH THE NORTH BOUNDARY LINE OF LOT 1 A DISTANCE OF 112.00 FT. TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 100.00 FT. TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1 OF POLK SUBDIVISION;

THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST WITH THE SOUTH BOUNDARY LINE OF SAID LOT 1 A DISTANCE OF 112.00 FT. TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 2 OF SAID POLK SUBDIVISION;

THENCE SOUTH WITH THE WEST BOUNDARY OF SAID 32.50 ACRE TRACT AND THE EAST BOUNDARY LINE OF LOTS 2, 3 AND 4 A DISTANCE OF 300.00 FT. TO A 1/2 INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF HEREIN DESCRIBED TRACT IN THE NORTHEAST CORNER OF LOT 5 OF SAID POLK SUBDIVISION AND THE SOUTHEAST CORNER OF LOT 4;

THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST WITH THE NORTH BOUNDARY LINE OF SAID LOT 5 A DISTANCE OF 112.00 FT. TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 5 AND THE SOUTHWEST CORNER OF LOT 4 MARKING A RE-ENTRANT CORNER OF THEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID CALDWELL 32.50 ACRE TRACT;

THENCE SOUTH WITH THE WEST BOUNDARY LINE OF SAID LOT 5 A DISTANCE OF 100.00 FT. TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 5, THE NORTHWEST CORNER OF LOT 6 AND A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST WITH THE SOUTH LINE OF LOT 5 AND THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 112.00 FT. TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 5 AND A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED 18.758 ACRE TRACT;

THENCE SOUTH WITH THE WEST BOUNDARY OF SAID 32.50 ACRE TRACT AND THE EAST BOUNDARY LINE OF LOTS 6, 7 AND 8 A DISTANCE OF 340.00 FT. TO A 1/2 INCH IRON SET AT A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT ALSO BEING IN THE NORTHEAST CORNER OF LOT 9 OF POLK SUBDIVISION;

THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 9 AND THE SOUTH BOUNDARY LINE OF LOT 8 A DISTANCE OF 112.00 FT. TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 9 AND A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH WITH THE WEST BOUNDARY LINE OF SAID 32.50 ACRE TRACT PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT 353.12 FT. IN ALL A TOTAL DISTANCE OF 371.14 FT. TO A POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 18.758 ACRE TRACT BEING IN THE CENTERLINE OF BIG CREEK;

THENCE WITH THE CENTERLINE OF SAID BIG CREEK AS FOLLOWS: NORTH 72 DEGREES 09

MINUTES 00 SECONDS WEST-382.31 FT. SOUTH 74 DEGREES 23 MINUTES 00 SECONDS WEST-150.48 FT. , NORTH 70 DEGREES 36 MINUTES 00 SECONDS WEST-54.27 FT, NORTH 24 DEGREES 55 MINUTES 00 SECONDS WEST-74.41 FT, SOUTH 81 DEGREES 21 MINUTES 00 SECONDS WEST-153.56 FT. SOUTH 42 DEGREES 19 MINUTES 00 SECONDS WEST-105.96 FT. NORTH 62 DEGREES 30 MINUTES 00 SECONDS WEST-49.00 FEET, NORTH 23 DEGREES 58 MINUTES 00 SECONDS WEST-80.74 FT. NORTH 77 DEGREES 29 MINUTES 00 SECONDS EAST 132.12 FT, NORTH 27 DEGREES 04 MINUTES 00 SECONDS EAST-52.63 FT, NORTH 33 DEGREES 23 MINUTES 00 SECONDS WEST-29.96 FT. AND NORTH 72 DEGREES 54 MINUTES 00 SECONDS WEST A DISTANCE OF 24.18 FT, TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST OF SAID JACK POLK 18.506 ACRE TRACT DESCRIBED IN VOLUME 33, PAGE 877 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO, COUNTY;

THENCE NORTH WITH THE EAST BOUNDARY LINE OF SAID POLK 18.506 ACRE TRACT PASSING AN IRON ROD FOUND FOR REFERENCE AT 50.00 FT. IN ALL A TOTAL DISTANCE OF 1852.33 FT. TO THE PLACE OF BEGINNING AND CONTAINING 18.758 ACRES OF LAND AND BEING KNOWN AS 160 EAST CALDWELL LOOP, CLEVELAND, TEXAS 77371.

<b>Date of Sale:</b> November 01, 2022	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** "At the north end of the San Jacinto County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE LP*, the owner and holder of the Note, has requested Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Tommy Jackson, Keata

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Smith, Stephanie Hernandez whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Tommy Jackson, Keata Smith, Stephanie Hernandez OR  
Tommy Jackson, Keata Smith, Stephanie Hernandez or  
Carolyn Ciccio, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

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

**NOTICE OF SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated December 18, 2015, executed by **MYRON MILLER A/K/A MYRON A. MILLER AND ANTOINETTE MILLER A/K/A ANTOINETTE M. MILLER, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 20160250, Official Public Records of San Jacinto County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, November 1, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Jacinto County Courthouse at the place designated by the Commissioner's Court for such sales in San Jacinto County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2016 CMH Manufactured Home, Serial No. CSS016189TXAB.

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.

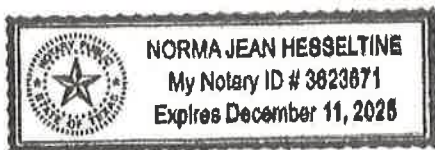
EXECUTED this 19 day of September, 2022.

*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgage Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 19 day of September, 2022, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

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EXHIBIT "A"

**Lots 86, 87, 88, 89, 90, 91 Section 9 of LAKE RUN A MUCK ESTATES SUBDIVISION, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 125, Page 526 of the Deed Records of San Jacinto County, Texas.**

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

00000202

San Jacinto County

On: Sep 29, 2022 at 11:21A

By Amber Whited

**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: BEING TRACT OR LOT FIFTY-SIX 56, OF OLD LANGHAM PLANTATION, SECTION THREE 3, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 32, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/15/2012 and recorded in Document 2012002815 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: 11/01/2022

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 TOM ROBERTSON AND MADIA ROBERTSON, provides that it secures the payment of the indebtedness in the original principal amount of \$224,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is REVERSE MORTGAGE SOLUTIONS, INC. c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 258th District Court of San Jacinto County on 02/16/2022 under Cause No. CV16,921. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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

## Certificate of Posting

I am Tammy Jackson 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 9-29-22 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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San Jacinto County

On: Sep 29, 2022 at 11:24A

By Amber Whited

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**SAN JACINTO County**

**Deed of Trust Dated:** December 1, 2020

**Amount:** \$125,000.00

**Grantor(s):** ARTHUR STARK and JOYCE STARK

**Original Mortgagee:** COMMUNITY NATIONAL BANK & TRUST OF TEXAS

**Current Mortgagee:** MAGNOLIA BANK

**Mortgagee Address:** MAGNOLIA BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 20207760

**Legal Description:** BEING LOTS TWO HUNDRED EIGHTY-SEVEN (287), TWO HUNDRED EIGHTY-EIGHT (288), THREE HUNDRED FIFTEEN (315) AND THREE HUNDRED SIXTEEN (316), 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.

**Date of Sale:** November 1, 2022 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

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

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

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

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

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

Anthony Adan Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-003764

Printed Name: Tommy Jackson  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618



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## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date:** March 06, 2018  
**Grantor(s):** Wsvaldo Rodriguez Camarillo, a/k/a Wsvaldo C. Rodriguez a/k/a Wsvaldo Camarillo Rodriguez a/k/a Wsvaldo Rodriguez and Herlendea Velasquez Rodriguez  
**Original Payee:** Post Oak Bank, N.A.  
**Deed of Trust:** Executed March 06, 2018, recorded in the public records of San Jacinto County, Texas, in or under File No. 20181293  
**Current Mortgagee:** Texas Capital Loans, LLC, a Delaware Limited Liability Company  
**Property County:** San Jacinto County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in San Jacinto County, Texas, being more particularly described as Being Lot Three (3), Block Two (2), Of Peach Creek Estates Section One (1), A Subdivision In San Jacinto County, Texas, As Shown By The Map Or Plat Thereof Recorded Under Clerk's File 09-2365, Page 8687 Of The Official Public Records Of San Jacinto County, Texas, (more particularly described in the Loan Documents)

**Date of Sale:** November 01, 2022

**Earliest Time Sale will Begin:** 1:00 PM

**Place of Sale of Property:** Designated area by Commissioner's Court of San Jacinto County, being the San Jacinto County Courthouse.

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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**

### ACTIVE MILITARY SERVICE NOTICE

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 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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The Mortgagee, whose address is:

Texas Capital Loans, LLC, A Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 11th day of October, 2022



**Donna Caddendead, or David Garvin, or  
Penney Thornon, or Sharon St Pierre, Kelly  
Goddard or Susana Garcia, or Donna  
Brammer, or Katrina Rodriguez, or Cesar  
Acosta, or Christopher Apodaca, or Alicia  
Ortega, or Sean Jochnau, or Rinki Shah, or  
Theresa Phillips, or Sandra Benavides or  
David Cerda or Jose Martinez, or Renaud Ba,  
or Lilian Arias, or Angelique Lozada or Ruby  
Ponce or Craig Weeden or Erica Feece  
Trustee or Substitute Trustee**  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

**NOTICE OF TRUSTEE'S SALE**

Accepted for Filing in:

San Jacinto County

**DEED OF TRUST INFORMATION:**

On: Oct 11, 2022 at 02:34P

<b>Grantor(s)</b>	Richard Dennis Parie and Tracey Lynn Parie A/K/A Tracey Parie	<b>Deed of Trust Date</b>	December 1, 2017 By Amber Whited
<b>Original Mortgagee</b>	Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America	<b>Original Principal</b>	\$39,800.00
<b>Recording Information</b>	Instrument #: 20176917 Page #: 4378 in San Jacinto County, Texas	<b>Original Trustee</b>	Andrew F. Baka
<b>Property Address</b>	1250 FM 223 Rd., Shepherd, TX 77371	<b>Property County</b>	San Jacinto

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Administrator, U.S. Small Business Administration, an agency of the United States Government	<b>Mortgage Servicer</b>	U.S. Small Business Administration
<b>Current Beneficiary</b>	Administrator, U.S. Small Business Administration, an agency of the United States Government	<b>Mortgage Servicer Address</b>	200 West Santa Ana Boulevard, Suite 740, Santa Ana, CA 92701

**SALE INFORMATION:**

<b>Date of Sale</b>	11/01/2022
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	The North end of the Courthouse County 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.
<b>Substitute Trustees</b>	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, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:****Legal Description as per the Deed of Trust:**

ALL THAT CERTAIN TWO AND ONE-HALF 2(1/2) ACRES OF LAND OUT OF A TRACT OWNED BY GUY CHRANE SITUATED IN THE CHRISTIAN SMITH LEAGUE OR SURVEY, SAN JACINTO COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE FOUR ACRE TRACT IN SOUTH RIGHT OF WAY LINE OF THE SHEPERD AND COLEY CREEK ROAD;

THENCE NORTH 81 WEST 02 VRS TO CORNER ON THE SOUTH LINE OF SAID ROAD; THENCE SOUTH 8 WEST 144 VRS TO A CORNER;

THENCE SOUTH 81 EAST 116 VRS TO A CORNER;

THENCE NORTH 21 WEST TO THE PLACE OF BEGINNING, CONTAINNG 2 1/2 ACRES OF LAND, MORE OR LESS.

BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED FROM E.D. WRIGHT AND WIFE, MAE WRIGHT TO JOHN KENNETH MORRISON, DATED OCTOBER 5, 1962 AND APPEARING OF RECORD IN VOLUME 87, PAGE 406 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, TO WHICH DEED AND ITS RECORDING THEREIN REFERENCE IS HERE MADE FOR ALL

**NOTICE OF TRUSTEE'S SALE****PERTINENT PURPOSES.**

**THIS CONVENYANCE, HOWEVER, IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL RESTRICTIONS, ENCUMBRANCES, EASEMENTS, COVENANTS AND CONDICTIONS, IF ANY, RELATION TO THE HEREINABOVE DESCRIBED PROPERTY AS THE SAME ARE FILED FOR RECORD IN THE COUNTY CLERK'S OFFICE OF SAN JACINTO COUNTY, TEXAS.**

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**

## NOTICE OF TRUSTEE'S SALE

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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 October 11, 2022.

*/s/ Selim H. Taherzadeh*

*Tommy Jackson*  
**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