

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: FIELD NOTES ON A TRACT OF LAND CONTAINING 1.00 ACRES, OUT OF THE DARRELL D. AND LONA ALLSUP 2.00 ACRE TRACT DESCRIBED IN VOLUME 122, PAGE 423 AND THE DARRELL D. AND LONA ALLSUP 1.43 ACRE TRACT DESCRIBED IN VOLUME 211, PAGE 766 OF THE SAN JACINTO COUNTY DEED RECORDS, LOCATED IN THE RALPH MCGEE SURVEY, ABSTRACT 29, SAN JACINTO COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF SAID 2.00 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS 1.00 ACRE TRACT, WHENCE THE NORTHEAST CORNER OF SAID 2.00 ACRES BEARS NORTH 68 DEGREES 52 MINUTES 00 SECONDS EAST 10.80 FEET;

THENCE, SOUTH 24 DEGREES 32 MINUTES 35 SECONDS EAST, A DISTANCE OF 232.83 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS 1.00 ACRE TRACT;

THENCE, NORTH 68 DEGREES 22 MINUTES 28 SECONDS EAST, ALONG A BOARD FENCE, A DISTANCE OF 230.86 FEET TO A 1/2 INCH IRON ROD SET ON THE WEST SIDE OF THE SNOW HILL ROAD FOR THE SOUTHEAST CORNER OF THIS 1.00 ACRE TRACT;

THENCE, ALONG A BOARD FENCE AND ALONG WEST LINE OF SAID SNOW HILL ROAD AS FOLLOWS: NORTH 49 DEGREES 11 MINUTES 54 SECONDS WEST 78.14 FEET, NORTH 41 DEGREES 32 MINUTES 02 SECONDS WEST 50.80 FEET, NORTH 42 DEGREES 24 MINUTES 08 SECONDS WEST 26.51 FEET, NORTH 36 DEGREES 55 MINUTES 06 SECONDS WEST 50.88 FEET, AND NORTH 18 DEGREES 13 MINUTES 22 SECONDS WEST 40.25 FEET TO A 3/5 INCH IRON ROD SET ON THE NORTH LINE OF SAID 1.43 ACRES FOR THE NORTHEAST CORNER OF THIS 1.00 ACRE TRACT;

THENCE, SOUTH 68 DEGREES 32 MINUTES 00 SECONDS WEST ALONG THE NORTH LINES OF SAID 1.43 ACRES AND 2.00 ACRES, AT A DISTANCE OF 138.01 FEET PASS A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID 1.43 ACRES AND THE NORTHEAST CORNER OF SAID 2.00 ACRES, IN ALL A TOTAL DISTANCE OF 168.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/30/2009 and recorded in Document 09 6385 real property records of San Jacinto County, Texas. Re-filed in Book 20222614 Page 13810 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: 08/24/2023

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 JIMMY L. BRADFORD, provides that it secures the payment of the indebtedness in the original principal amount of \$59,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION 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 PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


 Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Michael Zientz, Attorney at Law
 Lori Liane Long, Attorney at Law
 Chelsea Schneider, Attorney at Law
 Ester Gonzales, Attorney at Law
 Karla Balli, Attorney at Law
 Parkway Office Center, Suite 900
 14160 Dallas Parkway
 Dallas, TX 75254

For additional sale information visit: www.hubzu.com or (855) 882-1314

Certificate of Posting

I am Keele Smith 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 8-24-23 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.

22-060071-671-1 // 950 SNOW HILL ROAD, POINTBLANK

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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: TRACT ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOSE D. MARTINEZ SURVEY, A-31, SAN JACINTO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.66 ACRE TRACT CONVEYED BY JAMES H. SEWELL TO JAMES STREET IN A DEED DATED AUGUST 8, 1961 AND RECORDED IN VOLUME 84, PAGE 260 OF THE DEED RECORDS OF SAN JACINTO COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID 0.66 ACRE TRACT, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF A CALLED 0.1 ACRE TRACT CONVEYED BY RUBY BROWN TO EMMITT D. SIMS IN A DEED RECORDED IN VOLUME 182, PAGE 881 OF THE SAID DEED RECORDS, AND BEING THE NORTHEAST CORNER OF A CALLED 0.13 ACRE TRACT DESCRIBED IN THE SAME DEED, A CONCRETE MONUMENT FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY 1514, SAID POINT HAVING COORDINATES Y=375,233.53 FEET AND X=3,637,672.53 FEET BASED ON THE LAMBERT PROJECTION FOR TEXAS; CENTRAL ZONE;

THENCE NORTH 68 DEGREES 55 MINUTES 31 SECONDS EAST 63.87 FEET ALONG THE NORTH LINE OF THE SAID 0.66 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID F. M. 1514 TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 19 DEGREES 24 MINUTES 57 SECONDS EAST 94.40 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE SOUTH 72 DEGREES 39 MINUTES 01 SECONDS WEST 64.46 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER ON THE WEST LINE OF THE SAID 0.66 ACRE TRACT AND THE EAST LINE OF THE ABOVE MENTIONED 0.1 ACRE TRACT;

THENCE NORTH 19 DEGREES 03 MINUTES 07 SECONDS WEST 90.23 FEET ALONG THE WEST LINE OF THE SAID 0.66 ACRE TRACT AND THE EAST LINE OF THE SAID 0.1 ACRE TRACT TO THE POINT OF BEGINNING, AND CONTAINING WITHIN THESE METES AND BOUNDS 0.136 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS ARE REFERENCED TO THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE (MAPPING ANGLE=+02 DEGREES 40 MINUTES 57 SECONDS), ESTABLISHED BY SOLAR OBSERVATION. ALL COORDINATES ARE REFERENCED TO THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE, WITH SCALE FACTOR=0.99989657 AND SEA LEVEL FACTOR=0.99998398. ALL DISTANCES GIVEN ARE SURFACE DISTANCES AT A MEAN PROJECT ELEVATION OF 350 FEET ABOVE MEAN SEA LEVEL. CONTROL MONUMENTS ARE NATIONAL GEODETIC SURVEY MONUMENTS COLDSRING MAGNETIC 1935 (Y=376,130.13 FEET AND X=3,637,954.68 FEET) AND SPRING 1935 (Y=379,417.40 FEET AND X=3,632,172.79 FEET). COORDINATE VALUES ARE BASED ON THE NORTH AMERICAN DATUM OF 1927.

TRACT TWO:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOSE D. MARTINEZ SURVEY, A-31, SAN JACINTO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.66 ACRE TRACT CONVEYED BY JAMES H. SEWELL TO JAMES STREET IN A DEED DATED AUGUST 8, 1961 AND RECORDED IN VOLUME 84, PAGE 260 OF THE DEED RECORDS OF SAN JACINTO COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID 0.66 ACRE TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A CALLED 0.1 ACRE TRACT CONVEYED BY RUBY BROWN TO EMMITT D. SIMS IN A DEED DATED MARCH 7, 1979 AND RECORDED IN VOLUME 182, PAGE 881 OF THE SAID DEED RECORDS, SAID POINT ALSO BEING ON THE NORTH LINE OF A CALLED 1 ACRE TRACT CONVEYED BY ROBERT F. ATKINS TO DALTON E. CURRIE IN A DEED DATED APRIL 17, 1972 AND RECORDED IN VOLUME 127, PAGE 601 OF THE SAID DEED RECORDS, A CONCRETE MONUMENT FOUND FOR CORNER, SAID POINT HAVING COORDINATES Y=375,063.86 FEET AND X=3,637,731.88 FEET BASED ON THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE;

THENCE NORTH 19 DEGREES 30 MINUTES 21 SECONDS WEST 89.54 FEET ALONG THE WEST LINE OF THE SAID 0.66 ACRE TRACT AND THE EAST LINE OF THE SAID 0.1 ACRE TRACT TO A CONCRETE MONUMENT FOUND FOR CORNER,

THENCE NORTH 72 DEGREES 39 MINUTES 01 SECONDS EAST 64.46 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE SOUTH 19 DEGREES 24 MINUTES 57 SECONDS EAST 93.34 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER ON THE SOUTH LINE OF THE SAID 0.66 ACRE TRACT AND THE NORTH LINE OF THE SAID 1 ACRE TRACT;

THENCE SOUTH 76 DEGREES 01 MINUTES 25 SECONDS WEST 64.57 FEET ALONG THE SOUTH LINE OF THE SAID 0.66 ACRE TRACT AND THE NORTH LINE OF THE SAID 1 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 0.135 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS ARE REFERENCED TO THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE (MAPPING ANGLE=+02 DEGREES 40 MINUTES 57 SECONDS), ESTABLISHED BY SOLAR OBSERVATION. ALL COORDINATES ARE REFERENCED TO THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE, WITH SCALE FACTOR=0.99989657 AND SEA LEVEL FACTOR=0.99998398. ALL DISTANCES GIVEN ARE SURFACE DISTANCES AT A MEAN PROJECT ELEVATION OF 350 FEET ABOVE MEAN SEA LEVEL. CONTROL MONUMENTS ARE NATIONAL GEODETIC SURVEY MONUMENTS COLDSRING MAGNETIC 1935 (Y=376,130.13 FEET AND X=3,637,954.68 FEET) AND SPRING 1935 (Y=379,417.40 FEET AND X=3,632,172.79 FEET). COORDINATE VALUES ARE BASED ON THE NORTH AMERICAN DATUM OF 1927.

TRACT THREE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOSE D. MARTINEZ SURVEY, A-31, SAN JACINTO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.66 ACRE TRACT CONVEYED BY JAMES H. SEWELL TO JAMES STREET IN A DEED DATED AUGUST 8, 1961 AND RECORDED IN VOLUME 84, PAGE 260 OF THE DEED RECORDS OF SAN JACINTO COUNTY, AND ALL OF A CALLED 0.0275 ACRE TRACT CONVEYED BY JAMES H. SEWELL TO JAMES STREET IN A DEED DATED DECEMBER 19, 1979 AND RECORDED IN VOLUME 190, PAGE 101 OF THE SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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BEGINNING AT THE SOUTHEAST CORNER OF THE SAID 0.0275 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.497 ACRE TRACT CONVEYED BY JAMES A. MOODY TO THE COLDSRING OAKHURST CONSOLIDATED INDEPENDENT SCHOOL DISTRICT IN A DEED DATED JULY 29, 1986 AND RECORDED IN VOLUME 36, PAGE 751 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, AND BEING ON THE NORTH LINE OF A CALLED 0.8303 ACRE TRACT CONVEYED BY DEAN JONES TO JAMES BROWN IN A DEED DATED MARCH 1, 1983 AND RECORDED IN VOLUME 214, PAGE 629 OF THE SAID DEED RECORDS, A CONCRETE MONUMENT FOUND FOR CORNER, SAID POINT HAVING COORDINATES Y=375,104.09 FEET AND X=3,637,893.52 FEET BASED ON THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE;

THENCE 76 DEGREES 01 MINUTES 25 SECONDS WEST 77.59 FEET ALONG THE SOUTH LINE OF THE SAID 0.0275 ACRE TRACT, THE SOUTH LINE OF THE SAID 0.66 ACRE TRACT, THE NORTH LINE OF THE SAID 0.8303 ACRE TRACT, AND THE NORTH LINE OF A CALLED 1 ACRE TRACT CONVEYED BY ROBERT R. ATKINS TO DALTON E. CURRIE IN A DEED DATED APRIL 17, 1972 AND RECORDED IN VOLUME 127, PAGE 601 OF THE SAID DEED RECORDS, A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE NORTH 19 DEGREES 00 MINUTES 12 SECONDS WEST 94.67 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE SOUTHWEST CORNER OF A TRACT CONVEYED BY LARRY J. REESE TO FRANK P. MCMURREY IN A DEED DATED JULY 17, 1972 AND RECORDED IN VOLUME 125, PAGE 272 OF THE SAID DEED RECORDS;

THENCE NORTH 72 DEGREES 30 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF THE SAID MCMURREY TRACT, AT 64.66 FEET PASS A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED 0.0275 ACRE TRACT, AND CONTINUE FOR A TOTAL DISTANCE OF 76.48 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF THE SAID 0.0275 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF THE ABOVE MENTIONED 0.497 ACRE TRACT;

THENCE SOUTH 19 DEGREES 29 MINUTES 24 SECONDS EAST 99.45 FEET ALONG THE EAST LINE OF THE SAID 0.0275 ACRE TRACT AND THE WEST LINE OF THE SAID 0.497 ACRE TRACT TO THE POINT OF BEGINNING, AND CONTAINING WITHIN THESE METES AND BOUNDS 0.171 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS ARE REFERENCED TO THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE (MAPPING ANGLE=+02 DEGREES 40 MINUTES 57 SECONDS), ESTABLISHED BY SOLAR OBSERVATION. ALL COORDINATES ARE REFERENCED TO THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE, WITH SCALE FACTOR=0.99989657 AND SEA LEVEL FACTOR=0.99998398. ALL DISTANCES GIVEN ARE SURFACE DISTANCES AT A MEAN PROJECT ELEVATION OF 350 FEET ABOVE MEAN SEA LEVEL. CONTROL MONUMENTS ARE NATIONAL GEODETIC SURVEY MONUMENTS COLDSRING MAGNETIC 1935 (Y=376,130.13 FEET AND X=3,637,954.68 FEET) AND SPRING 1935 (Y=379,417.40 FEET AND X=3,632,172.79 FEET). COORDINATE VALUES ARE BASED ON THE NORTH AMERICAN DATUM OF 1927.

TRACT FOUR:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOSE D. MARTINEZ SURVEY, A-31, SAN JACINTO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.66 ACRE TRACT CONVEYED BY JAMES H. SEWELL TO JAMES STREET IN A DEED DATED AUGUST 8, 1961 AND RECORDED IN VOLUME 841, PAGE 260 OF THE DEED RECORDS OF SAN JACINTO COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT CONVEYED BY LARRY J. REESE TO FRANK P. MCMURREY IN A DEED DATED JULY 17, 1972 AND RECORDED IN VOLUME 129, PAGE 272 OF THE SAID DEED RECORDS, SAID TRACT HAVING ORIGINALLY BEEN A PART OF THE SAID 0.66 ACRE TRACT, A BROKEN CONCRETE MONUMENT FOUND FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY 1514, SAID POINT HAVING COORDINATES Y=375,265.74 FEET AND X=3.63,756.11 FEET BASED ON THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE;

THENCE SOUTH 19 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF THE SAID MCMURREY TRACT, AT 96.14 FEET PASS ITS SOUTHWEST CORNER, AND CONTINUE FOR A TOTAL DISTANCE OF 190.81 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER ON THE SOUTH LINE OF THE SAID 0.66 ACRE TRACT AND THE NORTH LINE OF A CALLED 1 ACRE TRACT CONVEYED BY ROBERT F. ATKINS TO DALTON E. CURRIE IN A DEED DATED APRIL 17, 1972 AND RECORDED IN VOLUME 127, PAGE 601 OF THE SAID DEED RECORDS;

THENCE SOUTH 76 DEGREES 01 MINUTES 25 SECONDS WEST 24.43 FEET ALONG THE SOUTH LINE OF THE SAID 0.66 ACRE TRACT AND THE NORTH LINE OF THE SAID 1 ACRE TRACT TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE NORTH 19 DEGREES 24 MINUTES 57 MINUTES WEST 187.74 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER ON THE NORTH LINE OF THE SAID 0.66 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1514;

THENCE NORTH 68 DEGREES 55 MINUTES 31 SECONDS EAST 25.71 FEET ALONG THE NORTH LINE OF THE SAID 0.66 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1514 TO THE POINT OF BEGINNING, AND CONTAINING WITHIN THESE METES AND BOUNDS 0.109 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS ARE REFERENCED TO THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE (MAPPING ANGLE =+02 DEGREES 40 MINUTES 57 SECONDS), ESTABLISHED BY SOLAR OBSERVATION. ALL COORDINATES ARE REFERENCED TO THE LAMBERT PROJECTION FOR TEXAS, CENTRAL ZONE, WITH SCALE FACTOR=0.99989657 AND SEA LEVEL FACTOR=0.99998398. ALL DISTANCES GIVEN ARE SURFACE DISTANCES AT A MEAN PROJECT ELEVATION OF 350 FEET ABOVE MEAN SEA LEVEL. CONTROL MONUMENTS ARE NATIONAL GEODETIC SURVEY MONUMENTS COLDSRING MAGNETIC 1935 (Y=376,130.13 FEET AND X=3,637,554.63 FEET) AND SPRING 1935 (Y=379,417.40 FEET AND X=3,632,172.79 FEET). COORDINATE VALUES ARE BASED ON THE NORTH AMERICAN DATUM OF 1927.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/10/2019 and recorded in Document 20196347 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: 12/05/2023
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,

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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 GEORGE GAO, provides that it secures the payment of the indebtedness in the original principal amount of \$86,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FIFTH THIRD BANK NA

is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is FIFTH THIRD BANK NA c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION; 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, L.L.C, 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 Bali, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

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

Certificate of Posting

I am Keate Smith whose address is c/o AVT Title Services, L.L.C, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 10-26-23 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: Oct 26, 2023 at 12:11P

By: Kyla Willner

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: TRACT ONE:

BEING A 0.30 ACRE TRACT OF LAND SITUATED IN THE CHARLES REYLEY SURVEY, ABSTRACT NO. 250, SAN JACINTO COUNTY, TEXAS, DESCRIBED AS LOT TWO (2) OF COLDSRING ACRES, AN UNRECORDED SUBDIVISION OF 14.34 ACRES DESCRIBED IN DEED DATED JUNE 9, 1970 FROM LEON COCHRAN TO TOMMY W. HOLLIS RECORDED IN VOLUME 119, PAGE 202 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 0.30 ACRE TRACT BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT AN AXLE FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 150 FOR THE NORTHWESTERLY CORNER OF LOT 3 OF COLDSRING ACRES, AND SOUTHERLY CORNER OF THE WILLIAM COCHRAN 27.61 9 ACRE TRACT DESCRIBED UNDER COUNTY CLERK'S FILE NO. 20136000 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS;

THENCE WITH THE NORTHEASTERLY LINE OF STATE HIGHWAY 150 COMMON TO LOT 3 SOUTH 53 DEGREES 32 MINUTES 00 SECONDS EAST 87.54 FEET TO AN IRON SPIKE SET FOR THE NORTHWESTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.30 ACRE TRACT;

THENCE DEPARTING STATE HIGHWAY 150 NORTH 41 DEGREES 53 MINUTES 26 SECONDS EAST 149.91 FEET TO AN IRON SPIKE SET IN THE SOUTHWESTERLY LINE OF LOT 4, A 0.55 ACRE TRACT DESCRIBED IN DEED TO H4 TITAN PROPERTIES RECORDED UNDER COUNTY CLERK'S FILE NO. 20184454;

THENCE WITH THE SOUTHWESTERLY LINE OF LOT 4 SOUTH 53 DEGREES 00 MINUTES 01 SECONDS EAST 86.98 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE MOST NORTHERLY CORNER LOT 1, A 0.27 ACRE TRACT DESCRIBED IN DEED TO DAVID G. KELLY RECORDED UNDER COUNTY CLERK'S FILE NO. 20190806;

THENCE WITH KELLY'S NORTHWESTERLY LINE SOUTH 41 DEGREES 41 MINUTES 45 SECONDS WEST 149.31 FEET TO A 3/8 INCH IRON ROD FOUND IN THE NORTHEASTERLY LINE OF STATE HIGHWAY 150;

THENCE WITH THE NORTHEASTERLY LINE OF STATE HIGHWAY 150 NORTH 53 DEGREES 32 MINUTES 00 SECONDS WEST 87.54 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRE OF LAND, MORE OR LESS, BASED ON A SURVEY MADE ON THE GROUND 19 JULY 2019 AND SHOWN ON SURVEY PLAT NO. 496219 OF SAME DATE.

TRACT TWO:

BEING A 0.30 ACRE TRACT OF LAND SITUATED IN THE CHARLES REYLEY SURVEY, ABSTRACT NO. 250, SAN JACINTO COUNTY, TEXAS, DESCRIBED AS LOT THREE (3) OF COLDSRING ACRES, AN UNRECORDED SUBDIVISION OF 14.34 ACRES DESCRIBED IN DEED DATED JUNE 9, 1970 FROM LEON COCHRAN TO TOMMY WEST HOLLIS RECORDED IN VOLUME 119, PAGE 202 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 0.30 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 150 FOR THE NORTHWESTERLY CORNER OF LOT 3 OF COLDSRING ACRES, AND SOUTHERLY CORNER OF THE WILLIAM COCHRAN 27.619 ACRE TRACT DESCRIBED UNDER COUNTY CLERK'S FILE NO. 20136000 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS;

THENCE DEPARTING STATE HIGHWAY 150 WITH COCHRAN'S SOUTHERLY LINE NORTH 42 DEGREES 05 MINUTES 01 SECONDS EAST 150.52 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF LOT 4, A 0.55 ACRE TRACT DESCRIBED IN DEED TO H4 TITAN PROPERTIES RECORDED UNDER COUNTY CLERK'S FILE NO. 201884454;

THENCE WITH THE WESTERLY LINE OF 0.55 ACRE LOT 4 SOUTH 53 DEGREES 00 MINUTES 01 SECONDS EAST 86.98 FEET TO A SPIKE SET FOR THE SOUTHEASTERLY CORNER OF THIS TRACT AND NORTHERLY CORNER OF LOT 2, SURVEYED THIS SAME DAY;

THENCE WITH THE NORTHWESTERLY LINE OF LOT 2 SOUTH 41 DEGREES 53 MINUTES 26 SECONDS WEST 149.91 FEET TO A SPIKE SET IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 150;

THENCE WITH THE NORTHEASTERLY LINE OF STATE HIGHWAY 150 NORTH 53 DEGREES 22 MINUTES 00 SECONDS WEST 87.54 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRE OF LAND, MORE OR LESS, BASED ON A SURVEY MADE ON THE GROUND 19 JULY 2019 AND SHOWN ON SURVEY PLAT NO. 496219 OF SAME DATE.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/10/2019 and recorded in Document 20196348 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:

12/05/2023

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 GEORGE GAO, provides that it secures the payment of the indebtedness in the original principal amount of \$82,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank, National Association is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank, National Association c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati,

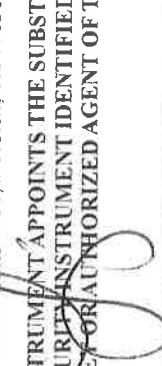


00000298

OH 45227 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

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

Certificate of Posting

I am Keata Smith 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 10-26-23 I filed this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 16, 2023
Trustee: GWENDOLYN GUINN TAYLOR
Trustee's Physical Address: 124 N. Travis, Cleveland, Texas 77327
Trustee's Mailing Address: P. O. Box 1030, Cleveland, Texas 77328
Mortgagee: KATHLEEN D. FENSKE
Note: Note dated November 5, 2009, in the original principal sum of \$66,000.00
Deed of Trust

Date: November 5, 2009
Grantor: KYLE BLACKSTOCK and DARLENE BLACKSTOCK
Mortgagee: Cleve-Tex City Auto Sales Defined Benefit Pension Plan
Recording information: Instrument No. 09-6860, Official Public Records of San Jacinto County, Texas

Transfer of Lien

Date: June 6, 2019
Transferor: Cleve-Tex City Auto Sales Defined Benefit Pension Plan, by David M. Roberts, Plan Administrator
Transferee: KATHLEEN D. FENSKE
Recording information: Instrument No. 20193530, Official Public Records of San Jacinto County, Texas

Property: Being Lot Thirteen (13) Block Seven (7) of Trails End Subdivision, a Subdivision in San Jacinto County, Texas as shown by the map or plat thereof recorded in Volume 297 Page 125 and ratified by Instrument recorded in Volume 314 Page 680 and Page 686 of the Official Public Records of San Jacinto County, Texas

Property Address: 141 Hicks Loop S., Cleveland, San Jacinto County, TX 77328

County: San Jacinto

Date of Sale (first Tuesday of month): December 5, 2023

Time of Sale: beginning no earlier than 10:00 a.m. or within three hours thereafter

Place of Sale: North end of the San Jacinto County Courthouse, Coldspring, 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

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.

Mortgagee has appointed GWENDOLYN GUINN TAYLOR as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale, Substitute Trustee or Substitute Trustee's agent will offer the Property for sale at public auction at the Place of Sale, to the highest

Notice of Trustee's Sale

Page 1 of 2

000000300

bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



GWENDOLYN GUINN TAYLOR

Substitute Trustee

Mailing Address: P. O. Box 1030, Cleveland, TX 77328

Physical Address: 124 N. Travis, Cleveland, TX 77327

00000303

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)

Accepted for Filing in:
San Jacinto County
On: Nov 08, 2023 at 12:43P
By: Kayla Millner

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 19, 2020, TERESA RAMIREZ RAMIREZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

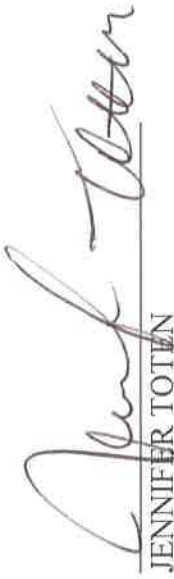
Being TRACT NO. 19, Block 6 Out of TRAILS END, Phase ONE, being 1.5100 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 297, Page 125, 126 AND 127 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$78,000.00 executed by TERESA RAMIREZ RAMIREZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20207289, Volume, Page 37303, 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 5TH day of DECEMBER, 2023, 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 NOVEMBER 1, 2023.


JENNIFER TOTIN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000304

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 4, 2010, CANDIDO 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. 21, Block 7 Out of TRAILS END, Phase 1, being 1.7600 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 \$59,900.00 executed by CANDIDO SANCHEZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 10-5741, Volume , Page 23110, 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 5TH day of DECEMBER, 2023, 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 OCTOBER 10, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filings in:
San Jacinto County
On: Nov 05, 2023 at 12:53P
By: Kyla Willner

00000305

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:

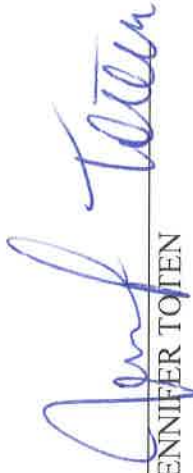
Being TRACT NO. 7, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein 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, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 19334, Volume 10-4803, 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 5TH day of DECEMBER, 2023, 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 SEPTEMBER 27, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LP, A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in
San Jacinto County
On: Nov 08, 2023 at 10:43P
By: Kala Miller

00000306

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:

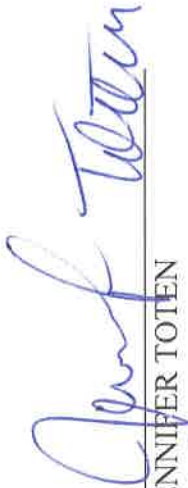
Being TRACT NO. 7, Block 6 Out of TRAILS END, Phase TWO, being 1.0150 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein 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, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 19334, Volume 10-4803, 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 5TH day of DECEMBER, 2023, 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 SEPTEMBER 27, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in
San Jacinto County
On: Nov 08, 2023 at 12:52P
By Kyla Willner

00000307

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 MARCH 28, 2011, CONSUELO ZEPEDA conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 12 AND 13, Block 13 Out of TRAILS END, Phase 2, being 2.0220 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 \$94,900.00 executed by CONSUELO ZEPEDA and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 11-3401, Volume 14494, 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 5TH day of DECEMBER, 2023, 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 OCTOBER 10, 2023.


JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in
San Jacinto County
On: Nov 08, 2023 at 12:43P
By: Kyla Willner

00000308

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 MARCH 28, 2011, SIOMARA ZEPEDA conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

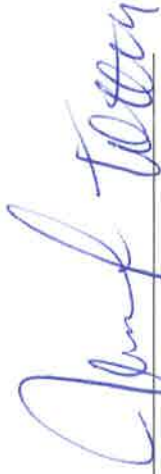
Being TRACT NO. 12 AND 13, Block 13 Out of TRAILS END, Phase 2, being 2.0220 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$94,900.00 executed by SIOMARA ZEPEDA and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 11-3401, Volume 14494, 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 5TH day of DECEMBER, 2023, 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 OCTOBER 10, 2023.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LP, A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in
San Jacinto County
On: Nov 08, 2023 at 12:43P
By Kyla Willner

00000309

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 JANUARY 15, 2021, MANUELA RIOS GOVEA conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

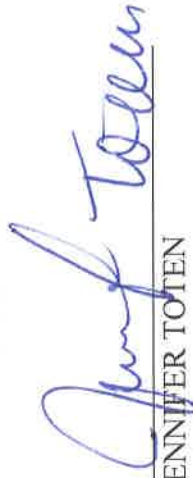
Being TRACT NO. 6, Block 16 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$64,000.00 executed by MANUELA RIOS GOVEA and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20210831, Volume 4393, 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 5TH day of DECEMBER, 2023, 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 SEPTEMBER 27, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in
San Jacinto County
On: Nov 08, 2023 at 12:43P
By: Kslo Willner

00000310

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 JANUARY 15, 2021, GREGORIO LANDAVERDE conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 6, Block 16 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 \$64,000.00 executed by GREGORIO LANDAVERDE and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20210831, Volume 4393, 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 5TH day of DECEMBER, 2023, 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 SEPTEMBER 27, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in:

San Jacinto County

On: Nov 08, 2023 at 12:43P

By Kala Willner

00000311

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, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2012004169, Volume, Page 16506, 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 5TH day of DECEMBER, 2023, 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 OCTOBER 10, 2023.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in:
San Jacinto County
On: Nov 08, 2023 at 12:43P
By: Kyla Willner

00000312

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:

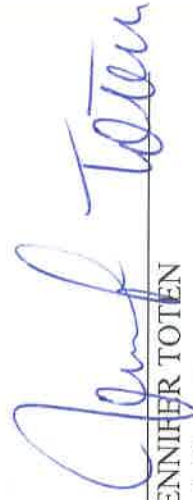
Being TRACT NO. 15, Block 17 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (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, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2014002070, Volume 8486, 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 5TH day of DECEMBER, 2023, 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 SEPTEMBER 27, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in
San Jacinto County
On: Nov 08, 2023 at 12:43P
By: Kala Willner

00000313

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, LP. A LIMITED PARTNERSHIP (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 5TH day of DECEMBER, 2023, 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 OCTOBER 11, 2023.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in:
San Jacinto County
On: Nov 09, 2023 at 12:40P
By: Kyla Willner

00000314

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:

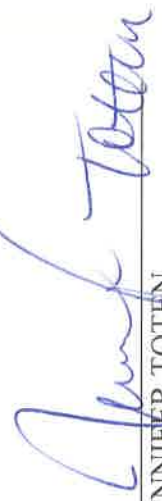
Being TRACT NO. 20, Block 17 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (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, LP, A LIMITED PARTNERSHIP (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 5TH day of DECEMBER, 2023, 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 OCTOBER 11, 2023.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:
5G, LP, A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in
San Jacinto County
On: Nov 08, 2023 at 12:43P
By: Kaito Willner

00000315

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 JANUARY 17, 2009, JESUS GARCIA conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 21, 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 \$82,900.00 executed by JESUS GARCIA and made payable to 5-G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 09-7367, Volume , Page 29262, 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 5TH day of DECEMBER, 2023, 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 NOVEMBER 1, 2023.


JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5-G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in:

San Jacinto County

On: Nov 08, 2023 at 12:43P

By Kayla Willner

00000316

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, 2019, SILVIA RODRIGUEZ TREVINO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

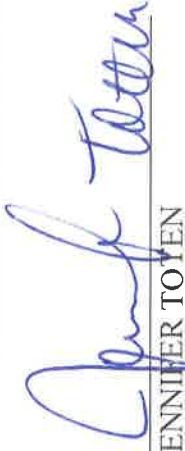
Being TRACT NO. 22, 23 AND 24, Block 17 Out of TRAILS END, Phase TWO, being 3.1560 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$87,706.00 executed by SILVIA RODRIGUEZ TREVINO and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20193451, Volume, Page 16326, 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 5TH day of DECEMBER, 2023, 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 OCTOBER 11, 2023.


JENNIFER TOTEN
Substitute Trustee

Accepted for Filing in
San Jacinto County
On: Nov 08, 2023 at 12:43P
By: Kala Willner

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000317

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 27, 2018, JESUS OZORIO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 21, Block 18 Out of TRAILS END, Phase 2, 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 \$45,000.00 executed by JESUS OZORIO and made payable to 5G, L.P. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20185350, Volume 26361, 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 5TH day of DECEMBER, 2023, 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 SEPTEMBER 28, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, L.P. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in:
San Jacinto County
On: Nov 08, 2023 at 12:43P
By: Kyla Willner

00000318

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 OCTOBER 3, 2018, FERNANDO MORA conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

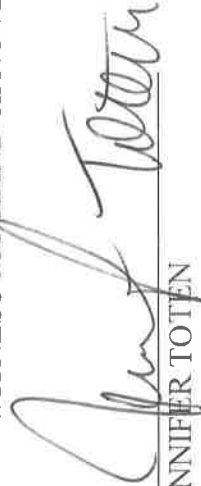
Being TRACT NO. 15, Block 19 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$74,016.00 executed by FERNANDO MORA and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20187235, Volume , Page 36289, 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 5TH day of DECEMBER, 2023, 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 NOVEMBER 1, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in:
San Jacinto County
On: Nov 08, 2023 at 12:43P
By Kslo Willner

00000319

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 JANUARY 16, 2020, JOSE HERNANDEZ BLANCO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 16, Block 9 Out of TRAILS END, Phase TWO, being 1.0090 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 \$45,552.00 executed by JOSE HERNANDEZ BLANCO and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20205201, Volume, Page 26808, 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 5TH day of DECEMBER, 2023, 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 NOVEMBER 1, 2023.


JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

Accepted for Filing in:

San Jacinto County

On: Nov 08, 2023 at 12:42P

By Kyla Willner

00000320

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
SAN JACINTO COUNTY

1. **DATE:** November 8, 2023
2. **DEBTOR/OBLIGOR:** Lorena Martinez Antonio and Salvador Cruz Nabor, 365 County Line Rd, Shepherd, TX 77371.
3. **CREDITOR/MORTGAGEE:** Sacred Site Properties, LLC, 709 Olive St., Houston, TX 77007
4. **MORTGAGOR:** Lorena Martinez Antonio and Salvador Cruz Nabor, 365 County Line Rd, Shepherd, TX 77371.
5. **SUBSTITUTE TRUSTEE:** S. Scott Boyd, Abba St. Germaine, and/or Samson St. Germaine, 2101 Louisiana St., Houston, Texas 77002; Phone: 713-222-0351 Email: ssboyd@pattersonboyd.com.
6. **OBLIGATION:** Note dated July 27, 2020 in the amount of \$180,000.00 executed by Debtor and payable to Creditor.
7. **DEFAULT:** Failure to make monthly payments since July 2023. Notice of default, demand to cure and notice of intent to accelerate were given on October 11, 2023. The maturity of the Note was accelerated on November 2, 2023. The accelerated balance is \$177,575.78 plus legal fees, unpaid taxes, and costs for a total balance owed through December 5, 2023 of \$183,488.31.
8. **LIEN DESCRIPTION:** Deed of Trust Lien recorded under San Jacinto County Clerk's File No. 20204522 filed on or about August 5, 2020.

9. PROPERTY DESCRIPTION:

A TRACT OR PARCEL OF LAND CONTAINING 20.00 ACRES BEING CALLED TRACT 38A OF PINE CREEK ESTATES UNRECORDED SUBDIVISION OUT OF AN 787.99 ACRE TRACT IN THE WILLIAM HAYS LEAGUE, ABSTRACT 144 IN SAN JACINTO COUNTY, TEXAS, BEING THAT SAME 787.99 ACRE TRACT AS DESCRIBED IN INSTRUMENT IN CLERKS FILE NO. 2007001002 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 20.00 ACRE

10. **DATE/TIME OF SALE:** On December 5, 2023 between the hours of 10:00 o'clock

11/9
S/m

a.m. and 4:00 o'clock p.m. Notwithstanding, the earliest time that the sale will be conducted will be 11:00 o'clock and the latest time will be 3:00 o'clock p.m.

11. **PLACE OF SALE:** The sale will take place at 1 State Highway 150, Coldspring, San Jacinto, TX 77331, at the north end of the Courthouse, or any location designated by the San Jacinto County Commissioner's Court.

12. **PURPOSE OF SALE:**

Mortgagor has defaulted on the obligation and Mortgagee has requested that the Substitute Trustee carry out the terms and conditions of the Deed of Trust.

13. **INQUIRES:**

Substitute Trustee: S. Scott Boyd, Abba St. Germaine, or Samson St. Germaine (Ph. 713-222-0351; Email: ssboyd@pattersonboyd.com)

14. **CONDITIONS OF SALE:**

ALL PROPERTY WILL BE SOLD AS IS WHERE AS AND SUBJECT TO ALL LIENS AND ENCUMBRANCES, IF ANY. ALL WARRANTIES OF ANY KIND ARE DISCLAIMED. PURCHASERS, BY PURCHASE AND TO INDUCE THE SALE, WAIVE RELIANCE UPON ALL REPRESENTATIONS AND/OR FAILURE TO DISCLOSE MATERIAL FACTS INCLUDING THOSE FOR PURPOSES OF INDUCING THE PURCHASE.

15 **NOTICE TO SERVICEMEN AND SERVICE WOMEN**

YOU MAY HAVE CERTAIN RIGHTS AS SERVICE PERSONS UNDER STATE AND FEDERAL LAW. IF YOU ARE AN ACTIVE SERVICE PERSON YOU SHOULD ASSERT AND PROTECT THOSE RIGHTS AND SEND WRITTEN NOTICE OF YOUR ACTIVE SERVICE TO THE TRUSTEE OR TO THE MORTGAGOR.

WE ARE ATTEMPTING TO COLLECT A DEBT FOR Sacred Site Properties LLC, and any information provided will be used for that purpose.



S. Scott Boyd, Abba St. Germaine, and/or Samson St. Germaine, Substitute Trustee

METES AND BOUNDS DESCRIPTION OF 20.00 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 20.00 ACRES BEING CALLED TRACT 38A OF PINE CREEK ESTATES UNRECORDED SUBDIVISION OUT OF AN 787.99 ACRE TRACT IN THE WILLIAM HAYS LEAGUE, ABSTRACT 144 IN SAN JACINTO COUNTY, TEXAS, BEING THAT SAME 787.99 ACRE TRACT AS DESCRIBED IN INSTRUMENT IN CLERKS FILE NO. 2007001002 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 20.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a point in the centerline of County Line Road at the West corner of said 787.99 acre tract marking the Southwest corner of a 20 acre tract described in Volume 94, Page 757 of the Deed Records of San Jacinto County and marking the North corner of the remainder of a called 2054 acre tract described in Volume 43, Page 198 of the Deed Records of San Jacinto County whence a 5/8 inch iron rod bears North 73 degrees 55 minutes West-4.7 ft.;

THENCE South 66 degrees 07 minutes 52 seconds East with the approximate centerline of said County Line Road a distance of 403.42 ft. to an angle point and South 69 degrees 27 minutes 52 seconds East a distance of 36.02 ft. to a 3/8 inch iron rod set with cap marking the West corner and PLACE OF BEGINNING of the herein described 20.00 acre Tract 38A and marking the South corner of Tract 37 called 17.96 acres which has a coordinate value of X=3,164,602.43 ft. and Y=13,803,310.10 ft.;

THENCE North 64 degrees 34 minutes 26 seconds East with the Southeast boundary of Tract 37 or 17.96 acres so called passing a 5/8 inch iron rod set at 41.73 ft. for reference in all a total distance of 2811.38 ft. to a 3/8 inch iron rod set with cap marking a the East corner of said Tract 37 and marking a re-entrant corner of the herein described 20.00 acre Tract 38A;

THENCE North 25 degrees 25 minutes 34 seconds West with the Northeast boundary of said Tract 37 a distance of 204.32 ft. to a 3/8 inch iron rod set with cap marking the upper West corner of the herein described 20.00 acre Tract 38A and the North corner of Tract 37 being in the Northwesterly boundary line of said 787.99 acre tract as described in instrument Clerks File No. 2007001002 of the Official Public Records of San Jacinto County;

THENCE North 66 degrees 55 minutes 39 seconds East with an old fence and tree line and the Northwest boundary of said 787.99 acre tract a distance of 2407.52 ft. to a 3/8 inch iron rod set with cap at the North corner of the said 787.99 acre tract and the herein described 20.00 acre Tract 38A;

THENCE South 22 degrees 56 minutes 13 seconds East with the Northeast boundary line of said 787.99 acre tract a distance of 454.44 ft. to a 3/8 inch iron rod set

METES AND BOUNDS DESCRIPTION OF 3.9151 ACRES - INGRESS EGRESS EASEMENT

A TRACT OR PARCEL OF LAND CONTAINING 3.9151 ACRES BEING OUT OF A 20.00 ACRE TRACT BEING CALLED TRACT 38A OF PINE CREEK ESTATES UNRECORDED SUBDIVISION OUT OF AN 787.99 ACRE TRACT IN THE WILLIAM HAYS LEAGUE, ABSTRACT 144 IN SAN JACINTO COUNTY, TEXAS, BEING THAT SAME 787.99 ACRE TRACT AS DESCRIBED IN INSTRUMENT IN CLERKS FILE NO. 2007001002 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 3.9151 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a point in the centerline of County Line Road at the West corner of said 787.99 acre tract marking the Southwest corner of a 20 acre tract described in Volume 94, Page 757 of the Deed Records of San Jacinto County and marking the North corner of the remainder of a called 2054 acre tract described in Volume 43, Page 198 of the Deed Records of San Jacinto County whence a 5/8 inch iron rod bears North 73 degrees 55 minutes West-4.7 ft.;

THENCE South 66 degrees 07 minutes 52 seconds East with the approximate centerline of said County Line Road a distance of 403.42 ft. to an angle point and South 69 degrees 27 minutes 52 seconds East a distance of 36.02 ft. to a 3/8 inch iron rod set with cap marking the West corner and PLACE OF BEGINNING of the herein described 3.9151 acre tract and Tract 38A and marking the South corner of Tract 37 called 17.96 acres which has a coordinate value of X=3,164,602.43 ft. and Y=13,803,310.10 ft.;

THENCE North 64 degrees 34 minutes 26 seconds East with the Southeast boundary of Tract 37 or 17.96 acres so called passing a 5/8 inch iron rod set at 41.73 ft. for reference in all a total distance of 2871.38 ft. to a point marking a the Northeast corner of the herein described tract and in the West boundary line of Tract 38B;

THENCE South 25 degrees 25 minutes 34 seconds East with the Northeast boundary of the herein described tract a distance of 60.00 ft. to a point marking a re-entrant corner of a 13.0596 acre Tract 38B;

THENCE South 64 degrees 34 minutes 26 seconds West with the Southeast boundary line of the herein described tract passing a 3/8 inch iron rod set with cap marking the West corner of said Tract 38B at 60.00 ft. in all a total distance of 2813.36 ft. to a 3/8 inch iron rod set with cap in the approximate centerline of County Line Road;

THENCE North 69 degrees 27 minutes 52 seconds West with the approximate centerline of County Line Road a distance of 83.46 ft. to the PLACE OF BEGINNING and containing 3.9151 acres of land; however, the Southwesterly 30 ft. of the above described tract is in County Line Road right-of-way containing 0.0575 acre of land.

with cap marking the East corner of the herein described 20.00 acre Tract 38A and the North corner of 20.00 acre Tract 32B;

THENCE South 63 degrees 13 minutes 50 seconds West with the division line between Tracts 32 and the herein described Tract 38 a distance of 1261.92 ft. to a 3/8 inch iron rod set with cap marking the mid South corner of the herein described 20.00 acre Tract 38A and the East corner of Tract 38B 13.0596 acres;

THENCE North 22 degrees 56 minutes 13 seconds West with the Northeast boundary of Tracts 38B a distance of 475.81 ft. to a 3/8 inch iron rod set with cap marking a re-entrant corner of the herein described Tract 38A and the North corner of said Tract 38B;

THENCE South 66 degrees 55 minutes 39 seconds West with the Northwest boundary of Tract 38B a distance of 1085.76 ft. to a 3/8 inch iron rod set with cap marking the Northwest corner of said Tract 38B;

THENCE South 25 degrees 25 minutes 34 seconds East with the West boundary line of the herein described tract a distance of 201.80 ft. to a point marking the re-entrant corner of Tract 38B;

THENCE South 64 degrees 34 minutes 26 seconds West with the Southeast boundary line of the herein described tract a distance of 2813.36 ft. to a 3/8 inch iron rod set with cap in the approximate centerline of County Line Road;

THENCE North 69 degrees 27 minutes 52 seconds West with the approximate centerline of County Line Road a distance of 83.46 ft. to the PLACE OF BEGINNING and containing 20.00 acres of land; however, the Southwesterly 30 ft. of the above described tract is in County Line Road right-of-way containing 0.0575 acre of land.

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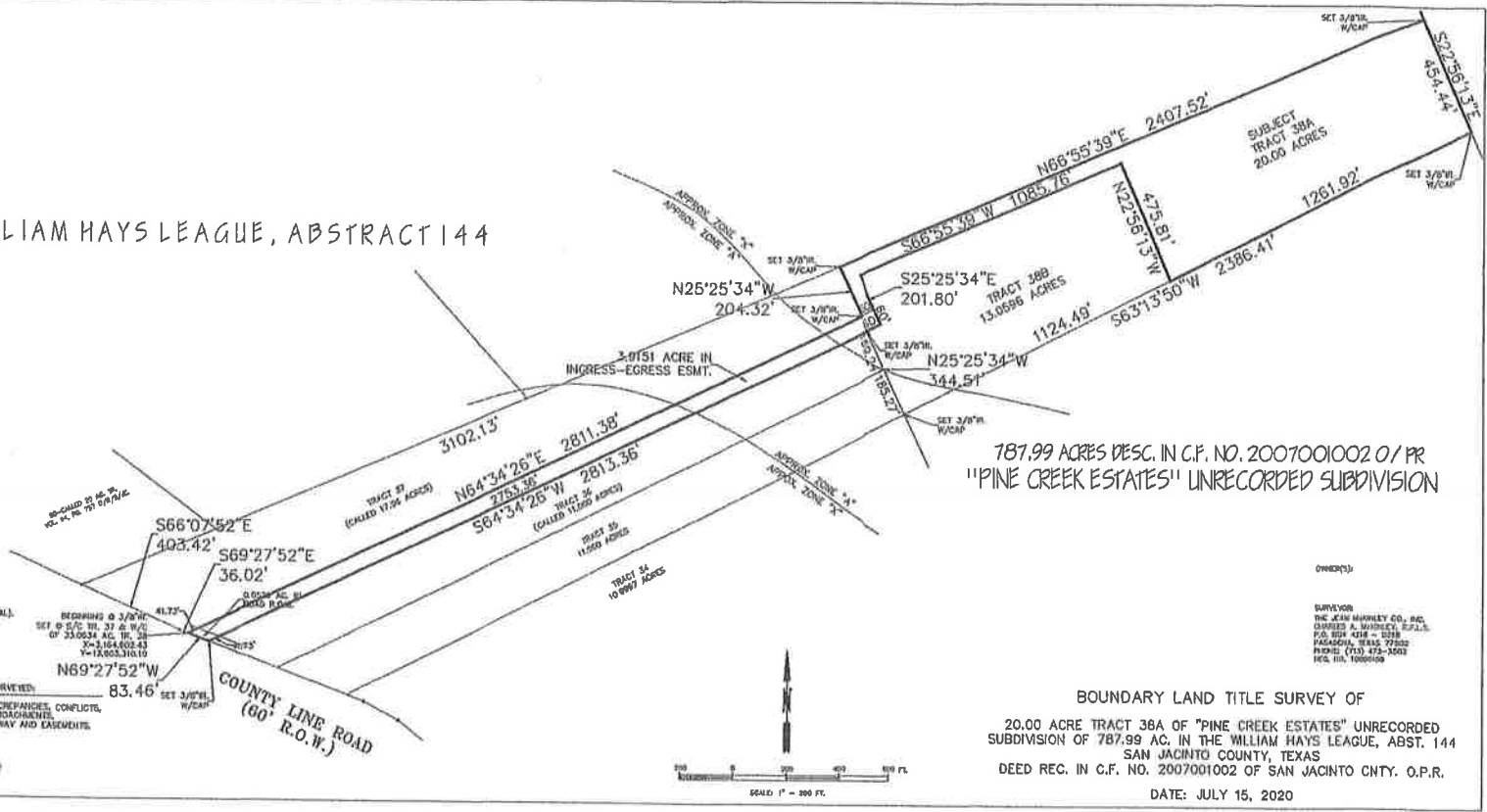
WILLIAM HAYS LEAGUE, ABSTRACT 144

- NOTES:
1. BEARINGS HERE TO DEED CALLS.
 2. ADDRESS: COUNTY LINE ROAD, WICHITANO, TEXAS 77791.
 3. TRACT IS MOSTLY IN ZONE "A".
 4. DEED REC. IN C.F. NO. 400533643, B/A/B/T.
 5. TEXAS STATE COORDINATES USED FOR CORNER.
 6. R/W BY CHAMPION TO DIECO 78/203 D/I, (GENERAL).

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOARDINGS IN CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAY AND EASEMENTS, EXCEPT AS SHOWN HEREON, SPEC. CAT. 14, CORO. 9.

CHARLES E. WHEATLEY, R.P.L.S. NO. 1184
STATE OF TEXAS



787.99 ACRES DESC. IN C.F. NO. 2007001002 O/P/R
"PINE CREEK ESTATES" UNRECORDED SUBDIVISION

OWNER(S)
SURVEYOR
THE JAM HANLEY CO., INC.
DANIEL A. WHEATLEY, R.P.L.S.
P.O. BOX 4718 - 2018
PASADENA, TEXAS 77502
PHONE: (713) 472-5002
FAX: (713) 472-5000

BOUNDARY LAND TITLE SURVEY OF
20.00 ACRE TRACT 38A OF "PINE CREEK ESTATES" UNRECORDED
SUBDIVISION OF 787.99 AC. IN THE WILLIAM HAYS LEAGUE, ABST. 144
SAN JACINTO COUNTY, TEXAS
DEED REC. IN C.F. NO. 2007001002 OF SAN JACINTO CNTY. O.P.R.

DATE: JULY 15, 2020



00000321

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
SAN JACINTO COUNTY

1. **DATE:** November 8, 2023
2. **DEBTOR/OBLIGOR:** Lorena Martinez Antonio and Salvador Cruz Nabor, 365 County Line Rd, Shepherd, TX 77371.
3. **CREDITOR/MORTGAGEE:** Sacred Site Properties, LLC, 709 Olive St., Houston, TX 77007
4. **MORTGAGOR:** Lorena Martinez Antonio and Salvador Cruz Nabor, 365 County Line Rd, Shepherd, TX 77371.
5. **SUBSTITUTE TRUSTEE:** S. Scott Boyd, Abba St. Germaine, and/or Samson St. Germaine, 2101 Louisiana St., Houston, Texas 77002; Phone: 713-222-0351 Email: ssboyd@pattersonboyd.com.
6. **OBLIGATION:** Note dated April 26, 2021 in the amount of \$111,659.00 executed by Debtor and payable to Creditor.
7. **DEFAULT:** Failure to make monthly payments since July 2023. Notice of default, demand to cure and notice of intent to accelerate were given on October 11, 2023. The maturity of the Note was accelerated on November 2, 2023. The accelerated balance is \$109,511.17 plus legal fees, unpaid taxes, and costs for a total balance owed through December 5, 2023 of **\$122,613.35**.
8. **LIEN DESCRIPTION:** Deed of Trust Lien recorded under San Jacinto County Clerk's File No. 20213248 filed on or about May 7, 2021.

9. PROPERTY DESCRIPTION:

A TRACT OR PARCEL OF LAND CONTAINING 13.0596 ACRES BEING CALLED TRACT 38B OF PINE CREEK ESTATES UNRECORDED SUBDIVISION OUT OF AN 787.99 ACRE TRACT IN THE WILLIAM HAYS LEAGUE, ABSTRACT 144 IN SAN JACINTO COUNTY, TEXAS, BEING THAT SAME 787.99 ACRE TRACT AS DESCRIBED IN INSTRUMENT IN CLERKS FILE NO. 2007001002 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 13.0596 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

10. **DATE/TIME OF SALE:** On December 5, 2023 between the hours of 10:00 o'clock

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a.m. and 4:00 o'clock p.m. Notwithstanding, the earliest time that the sale will be conducted will be 11:00 o'clock and the latest time will be 3:00 o'clock p.m.

11. PLACE OF SALE: The sale will take place at 1 State Highway 150, Coldspring, San Jacinto, TX 77331, at the north end of the Courthouse, or any location designated by the San Jacinto County Commissioner's Court.

12. PURPOSE OF SALE:

Mortgagor has defaulted on the obligation and Mortgagee has requested that the Substitute Trustee carry out the terms and conditions of the Deed of Trust.

13. INQUIRES:

Substitute Trustee: S. Scott Boyd, Abba St. Germaine, or Samson St. Germaine (Ph. 713-222-0351; Email: ssboyd@pattersonboyd.com)

14. CONDITIONS OF SALE:

ALL PROPERTY WILL BE SOLD AS IS WHERE AS AND SUBJECT TO ALL LIENS AND ENCUMBRANCES, IF ANY. ALL WARRANTIES OF ANY KIND ARE DISCLAIMED. PURCHASERS, BY PURCHASE AND TO INDUCE THE SALE, WAIVE RELIANCE UPON ALL REPRESENTATIONS AND/OR FAILURE TO DISCLOSE MATERIAL FACTS INCLUDING THOSE FOR PURPOSES OF INDUCING THE PURCHASE.

15 NOTICE TO SERVICEMEN AND SERVICE WOMEN

YOU MAY HAVE CERTAIN RIGHTS AS SERVICE PERSONS UNDER STATE AND FEDERAL LAW. IF YOU ARE AN ACTIVE SERVICE PERSON YOU SHOULD ASSERT AND PROTECT THOSE RIGHTS AND SEND WRITTEN NOTICE OF YOUR ACTIVE SERVICE TO THE TRUSTEE OR TO THE MORTGAGOR.

WE ARE ATTEMPTING TO COLLECT A DEBT FOR Sacred Site Properties LLC, and any information provided will be used for that purpose.



S. Scott Boyd, Abba St. Germaine, and/or Samson St. Germaine, Substitute Trustee

METES AND BOUNDS DESCRIPTION OF 13.0596 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 13.0596 ACRES BEING CALLED TRACT 38B OF PINE CREEK ESTATES UNRECORDED SUBDIVISION OUT OF AN 787.99 ACRE TRACT IN THE WILLIAM HAYS LEAGUE, ABSTRACT 144 IN SAN JACINTO COUNTY, TEXAS, BEING THAT SAME 787.99 ACRE TRACT AS DESCRIBED IN INSTRUMENT IN CLERKS FILE NO. 2007001002 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 13.0596 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a point in the centerline of County Line Road at the West corner of said 787.99 acre tract marking the Southwest corner of a 20 acre tract described in Volume 94, Page 757 of the Deed Records of San Jacinto County and marking the North corner of the remainder of a called 2054 acre tract described in Volume 43, Page 198 of the Deed Records of San Jacinto County whence a 5/8 inch iron rod bears North 73 degrees 55 minutes West-4.7 ft.;

THENCE South 66 degrees 07 minutes 52 seconds East with the approximate centerline of said County Line Road a distance of 403.42 ft. to an angle point and South 69 degrees 27 minutes 52 seconds East a distance of 36.02 ft. to a 3/8 inch iron rod set with cap marking the West corner of a 20.00 acre Tract 38A heretofore surveyed and marking the South corner of Tract 37 called 17.96 acres which has a coordinate value of X=3,164,602.43 ft. and Y=13,803,310.10 ft.;

THENCE South 69 degrees 27 minutes 52 seconds East with the approximate centerline of County Line Road a distance of 83.46 ft. to a 3/8 inch iron rod set with cap marking the South corner of said 20.00 acre tract and the South corner a 3.9151 acre tract for ingress egress easement and marking the West corner of Tract 36 called 11.000 acres;

THENCE North 64 degrees 34 minutes 26 seconds East with the Northwest boundary of Tract 36 passing a 5/8 inch iron rod set at 41.73 ft. for reference in all a total distance of 2813.36 ft. to a 3/8 inch iron rod set with cap marking the West corner and PLACE OF BEGINNING of the herein described 13.0596 acre tract and the North corner of said Tract 36;

THENCE North 64 degrees 34 minutes 26 seconds East a distance of 60.00 ft. to a point marking a re-entrant corner of the herein described tract;

THENCE North 25 degrees 25 minutes 34 seconds West with the West boundary line of the herein described tract a distance of 201.80 ft. to a 3/8 inch iron rod set with cap marking the Northwest corner of the herein described tract;

THENCE North 66 degrees 55 minutes 39 seconds East with the Northwest boundary line of the herein described tract a distance of 1085.76 ft. to a 3/8 inch iron rod

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set with cap marking the North corner of the herein described tract and marking a re-entrant corner of said 20.00 acre tract;

THENCE South 22 degrees 56 minutes 13 seconds East with the Northeast boundary line of Tracts 38B a distance of 475.81 ft. to a 3/8 inch iron rod set with cap marking the Southeast corner of the herein described tract.

THENCE South 63 degrees 13 minutes 50 seconds West with the Southeast boundary line of the herein described tract a distance of 1124.49 ft. to a 3/8 inch iron rod set with cap marking the South corner of the herein described tract;

THENCE North 25 degrees 25 minutes 34 seconds West with the West boundary line of the herein described tract a distance of 344.51 ft. to the PLACE OF BEGINNING and containing 13.0596 acres of land.

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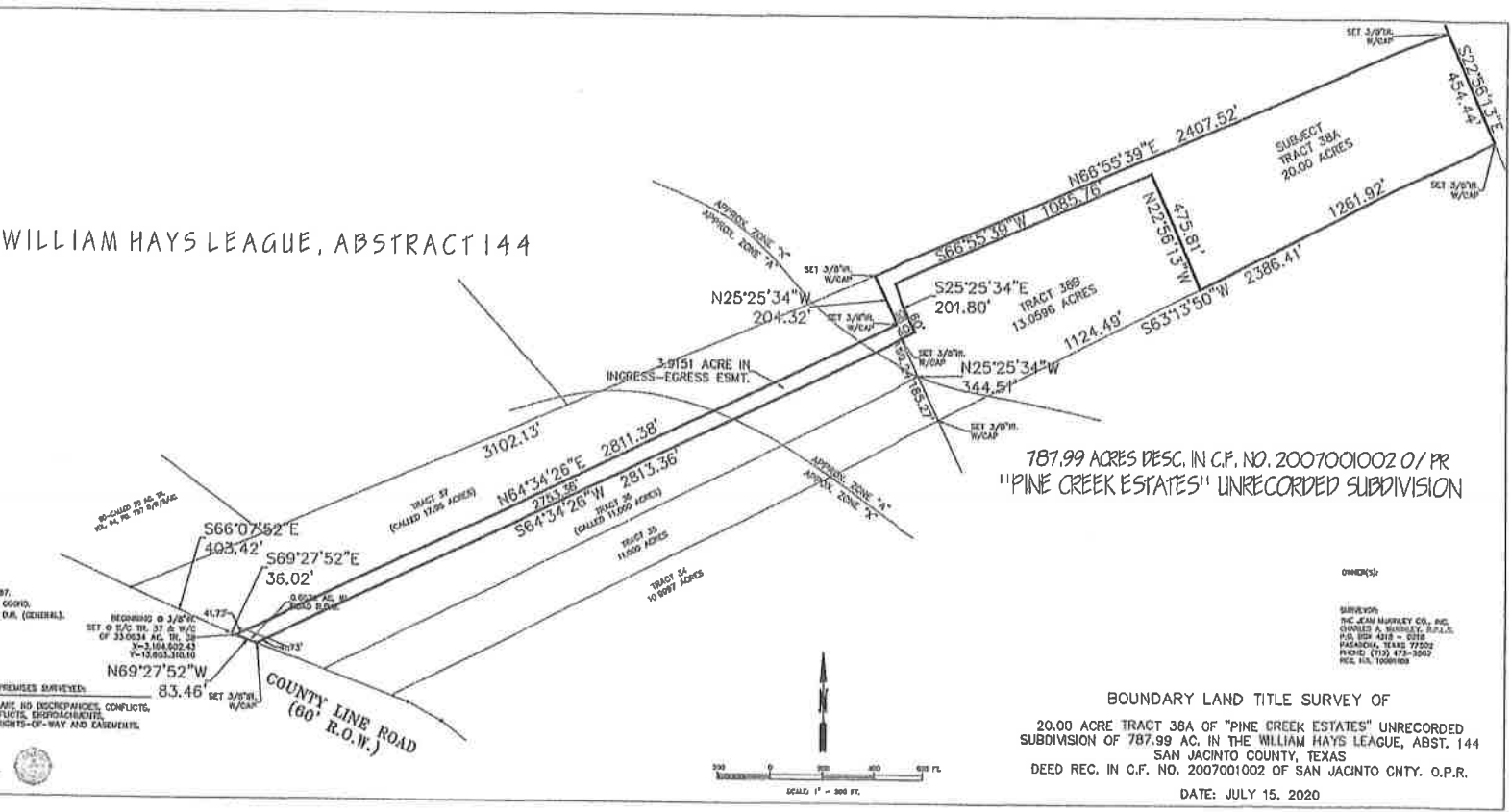
WILLIAM HAYS LEAGUE, ABSTRACT 144

- NOTES:
1. DRAWINGS REFER TO DEED CALLS.
 2. ADDRESS: COUNTY LINE ROAD, BIRMINGHAM, TEXAS 77701.
 3. TRACT IS MOSTLY IN ZONE "A" PER FIRM C/P NO. 88523344H, 07/07.
 4. TEXAS STATE COORDINATES USED FOR COORD.
 5. R/W BY CHAMPION TO SHCO 75/208 D/A, (GENERAL).

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES ADJACENT:

THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCUMBRANCES IN CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAY AND EASEMENTS EXCEPT AS SHOWN HEREON, SPEC. CAT. 1A, COND. II.

CHARLES A. SHURLEY, R.F.L.S. NO. 1184 STATE OF TEXAS



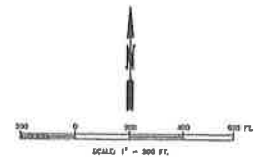
787.99 ACRES DESC. IN C.F. NO. 2007001002 O/P/R "PINE CREEK ESTATES" UNRECORDED SUBDIVISION

OWNER(S)

SUBDIVISION
 THE JAM HURREY CO., INC.
 CHARLES A. SHURLEY, R.F.L.S.
 P.O. BOX 4018 - 018
 PASADENA, TEXAS 77502
 PHONE (713) 475-3002
 REC. NO. 1000000

BOUNDARY LAND TITLE SURVEY OF
 20.00 ACRE TRACT 38A OF "PINE CREEK ESTATES" UNRECORDED
 SUBDIVISION OF 787.99 AC. IN THE WILLIAM HAYS LEAGUE, ABST. 144
 SAN JACINTO COUNTY, TEXAS
 DEED REC. IN C.F. NO. 2007001002 OF SAN JACINTO CNTY. O.P.R.

DATE: JULY 15, 2020



00000324

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF SAN JACINTO §

Whereas pursuant to that one certain Deed of Trust dated **February 11, 2022**, executed by **JACKSON FRAMEWORKS, LLC, a Texas limited liability company "Mortgagor"** and filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20221371** 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:

Lot Five (5), of JACKSON ACRES, a subdivision in San Jacinto County, Texas, as shown in the Real Property Records of San Jacinto County, Texas under Clerk's File Number 20218316 (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 11, 2022**, in the original principal amount of **\$63,000.00** executed by **JACKSON FRAMEWORKS, LLC, a Texas limited liability company** and payable to the order of **HIRD 2016 INVESTMENT, LLC Series 10, a Texas limited liability company**; and

Whereas the Deed of Trust was filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20221371**; and,

Whereas, the Deed of Trust was Transferred and assigned the Note and Deed of Trust to **2021 INVESTMENT, LLC Series 2, a Texas limited liability company** ("Beneficiary") by instrument filed of record in the office of the clerk of Real Property Records of San Jacinto County under **Clerk's File Number 20221372**; and,

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

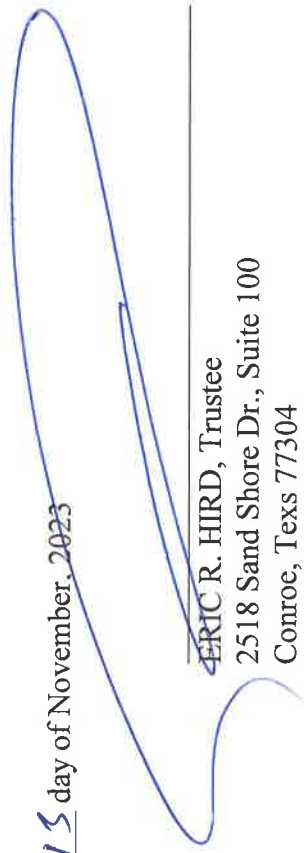
address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **December, 2023 (December 5, 2023)**, at the 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 13 day of November, 2023


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

STATE OF TEXAS

COUNTY OF MONTGOMERY

§
§
§

This instrument was acknowledged before me on this 13 day of November, 2023 by ERIC R. HIRD.


Notary Public for the State of Texas



00000325

Notice of Substitute Trustee Sale

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

1. Date, Time and Place of Sale:

Date: Tuesday, December 05, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: 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 or in the area designated by the Commissioner's Count of San Jacinto County, Texas pursuant to Section 51.002 of the Texas Property Code as amended.

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the 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 maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express of implied warranties, except to the warrant of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Jose Luis Aguilar Rivas & Jennifer Vera** and recorded on **January 09, 2021** in **Document Number 20224012, Page 21298** of the real property records of San Jacinto County, Texas with **Jose Luis Aguilar Rivas & Jennifer Vera**, Grantor(s) and, Star Mobile Homes LP as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$163,355.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **January 09, 2021**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Ivo Andres Peruchena**, located at 105 Railroad Ave, Suite 105, Humble, Texas 77338 Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

Tract 1 : Geo:R60132

Being Lot Eight Hundred Fifty (850),Block One (1), Section Three (3), Holiday Shores, Subdivision No. Four, Described in Volume 193, Page 614, Deed Records In San Jacinto County, Texas Acct#2104-300-8510

Tract 2 : Geo:R60133

Being Lot 851, Block 1, Section Three , Holiday Shores, Subdivision No. Four, Described in the Plat or Map in Volume 1, Page 27, Deed Records In San Jacinto County, Texas Acct#2104-300-8510

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 11-7-23

Hollis Campbell, Trustee for Lender Star Mobile Homes LP

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.