

00000330

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING LOTS FORTY-FIVE (45), FORTY-SIX (46) AND FORTY-SEVEN (47), OR MAGNOLIA LAKE ESTATES III OR HOLIDAY VILLAGES OF LIVINGSTON, SECTION H, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 03-8410 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/28/2015 and recorded in Document 20153918 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: 02/06/2024

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 JOHN S. GUILLORY AND VICTORIA GUILLORY, provides that it secures the payment of the indebtedness in the original principal amount of \$101,941.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglas Road, Suite 200-A, Anaheim, CA 92806 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.xome.com or (844) 400-9663

Certificate of Posting

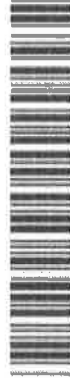
I am Brandon Wolf whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, I declare under penalty of perjury that on 11-21-23 I filed this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioners Court.

Accepted for Filing in:

San Jacinto County

On: Nov 21, 2023 at 09:05A

By Kyla Willner



NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS

*

* KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SAN JACINTO

*

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by DEBORAH N. EDWARDS, of San Jacinto County, Texas, to MOLLIE COHN LAMBERT, SUBSTITUTE TRUSTEE for OTIS COHN, dated December 13, 2017, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File Number 20176909, Page 4318 of the Official Public Records of San Jacinto County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$73,600.00. I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **Tuesday, February 6, 2023** (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners Court at the hour of 10:00 a.m. or within three hours thereafter on that day, the property described as follows:

Being Lots One (1), Two (2), Three (3), & Four (4), Block Nine (9), of WEST ADDITION, to the Town of Coldspring, San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 12, Page 35 of the Deed Records of San Jacinto County, Texas.

The physical address for this property is 110 Alpine Street, Coldspring, Texas 77331.

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

EXECUTED this 14th day of December, 2023.



Substitute Trustee

Notice of Trustee Sale

Dec 27, 2023

Attention: Georgia Sue Slayton and Thomas Jessie Watson
23412 Stoneshire Dr. New Caney, Texas. 77357

From: Julia Perez, Trustee

9704 Roda Dr., Conroe, TX. 77303

Topic: Notice of Trustee Sale

Deed of Trust (San Jacinto County Filed Number 20230779)

Real Property: Being Lots 396 & 397, Camilla Twin Harbors #2, A Subdivision in San Jacinto County, Texas, Described in Volume 129, Page 121, Official Records of San Jacinto County, Texas (R50249)

Dear Georgia Sue Slayton and Thomas Jessie Watson,

This letter is a notice of a Trustee Sale. At the end of July, a certified letter was sent to the above address and the amount of past due owed on the account which was \$1,637.44/Sixteen Hundred Thirty -Seven Dollars and 44 cents. That or any other amount was not paid.

On Feb 6, 2024, I will hold a Trustee Sale between 2:00 pm and 4:00 pm at the steps of the San Jacinto County Courthouse Texas which is located at 1 State Highway 150, Coldsprings, Texas 77331. The exact location is the courthouse steps facing Byrd Ave in Coldsprings. The amount of the opening bid will be \$35,500.000 plus the unpaid back payments of \$1,934.30, \$150 in late fees and \$1,000 attorney fees.

If I you have any questions, please call 281-827-3511.

Sincerely,



Julia Perez, Trustee

000000351

Filed for Record in:
San Jacinto County

On: Dec 27, 2023 at 02:22P

As a
Posting Notices

Document Number: 000000351

Amount 3.00

Receipt Number - 64318

By:
Michelle Clark

STATE OF TEXAS
COUNTY OF SAN JACINTO

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

Dec 27, 2023

Dawn Wrisht, County Clerk
San Jacinto County, Texas

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 3/8 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 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINES OF SAID 1.43 ACRES AND 2.00 ACRES, AT A DISTANCE OF 158.01 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 20222014 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: 02/06/2024
 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. This 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

Accepted for Filing in
 San Jacinto County
 On Jan 04, 2024 at 01:43P
 By Daub Weibull

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

I am Kerita 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 1-4-24 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.



22-000071-671-1 // 950 SNOW HILL ROAD, POINTBLANK

4806245

23-172960

Notice of Substitute Trustee's Sale

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

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| Deed of Trust Date: April 9, 2020 | Original Mortgagor/Grantor: MICHAEL HOLMES AND DORLEXT HOLMES |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC DBA ORION LENDING., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: AMERICAN FINANCIAL NETWORK, INC. |
| Recorded in: Volume: N/A Page: N/A Instrument No: 20202085 | Property County: SAN JACINTO |
| Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK | Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430 |

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

Secures: Note in the original principal amount of \$140,161.00, executed by MICHAEL HOLMES and payable to the order of Lender.

Property Address/Mailing Address: 29 HYPOINT CIR, COLDSRING, TX 77331

Legal Description of Property to be Sold: BEING LOT ONE HUNDRED ELEVEN (111), BLOCK TWENTY-SEVEN (27), SECTION TWO (2) HOLIDAY SHORES SUBDIVISION THREE (3), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 114, PAGE 580, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

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| Date of Sale: February 06, 2024 |
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| Earliest time Sale will begin: 1:00 PM |
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Place of sale of Property: San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, TX 77331 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *AMERICAN FINANCIAL NETWORK, INC.*, the owner and holder of the Note, has requested Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford,



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Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgageor, the Mortgagee, or the Mortgagee's attorney.

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

/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

✓ PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

Keata Smith

NOTICE OF CONSTABLE'S SALE

THE STATE OF TEXAS §
COUNTY OF SAN JACINTO §

NOTICE IS HEREBY GIVEN That by virtue of a certain Order of Sale issued out of the Honorable 258th Court San Jacinto County , 14th day of November, 2023, by District Clerk, of said District Court for the sum of Fifteen Thousand Four Hundred Forty Nine Dollars and Sixty Nine Cents (\$15,449.69) Dollars and costs of suit, under a Judgment, in favor of Hunter-Kelsey I, LLC in a certain cause in said Court, No. CV15,881 and styled Hunter-Kelsey II, LLC vs. Cayla Marie LeComte , placed in my hands for service, I Brian A. Cosme as Constable Pct 4 of San Jacinto County, Texas, did on the 20th day of November, 2023, levy on certain Real Estate, situated in San Jacinto County, Texas, described as follows, to wit: 110 Tall Timbers Street, Huntsville, Tx 77320; Tax ID No. 5715-000-0580, Oakwood Village, Lot 58 & 59, Acres 1.868; and being more fully described as tract 58 and tract 59 of Oakwood Village, A subdivision in San Jacinto County, Texas, According to the map or plat thereof recorded in plat file 32 volume 6 of the plat records of San Jacinto County, Texas. and levied upon as the property of Cayla Marie LeComte and that on the first Tuesday in February, 2024, the same being the 6th day of said month at the Court House door, of San Jacinto County, in the City of Coldspring, Texas, between the hours of 10:00 AM and 4:00 PM by virtue of said levy and said Order of Sale I will offer for sale and sell at public venue, for cash, to the highest bidder, all right and title and interest of the said Kelsey-Hunter II, LLC in and said property.

Legal Description: 110 Tall Timbers Street, Huntsville, Tx 77320; Tax ID No. 5715-000-0580, Oakwood Village, Lot 58 & 59, Acres 1.868; and being more fully described as tract 58 and tract 59 of Oakwood Village, A subdivision in San Jacinto County, Texas, According to the map or plat thereof recorded in plat file 32 volume 6 of the plat records of San Jacinto County, Texas.

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



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

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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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, Carl Speers, P. O. Box 195, Point Blank, Texas 77364, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated July 26, 2021, recorded in Document Number 20217401, Deed of Trust Records, San Jacinto County, Texas, covering certain real property situated in said County, being Lot(s) 334, Section J, Holiday Villages of Livingston Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal sum of \$5,000.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGS, LLC, 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on **Tuesday, the 6th day of February, 2024**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9th day of January, 2024.

Accepted for Filing in:
San Jacinto County
Jan 09 2024 at 01:57P
By Michelle Clark



SHAWN COKER, TRUSTEE

00000012

NOTICE OF FORECLOSURE SALE

January 16, 2024

Accepted for Filing in#

San Jacinto County

On# Jan 17 2024 at 08:15A

By Kelo Hillner

Deed of Trust ("Deed of Trust"):

Dated: July 29, 2022
Grantor: EHOP INVESTMENTS, LLC
Trustee: Sowell, Alvares & Walls, PLLC
Lender: QUICK LENDING, LLC
Property: Being Lots One (1), Two (2) and Three (3), Block Four (4), of CAMILLA LAKE SITES SECTION ONE (1), a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 86, Page 396, of the Deed Records of San Jacinto County, Texas.

Address: 1261 Camilla Lake Rd, Coldspring, TX 77331

Recorded: 8/01/2022, file number 20225350 in the Official Public Records of SAN JACINTO County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of TWO HUNDRED FIFTY-SEVEN THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (US \$257,800.00), executed by EHOP INVESTMENTS, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated July 29, 2022 and executed by Eric Hopper.

Substitute Trustee: Tommy Jackson, Keata Smith, Stephanie Hernandez

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday February 6, 2024

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time

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



4807250

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TEXAS REAL ESTATE FUND I LP's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TEXAS REAL ESTATE FUND I LP, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of TEXAS REAL ESTATE FUND I LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I LP's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If TEXAS REAL ESTATE FUND I LP passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by TEXAS REAL ESTATE FUND I LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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THIS INSTRUMENT NOTES 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.

PETERKA & ASSOCIATES, PLLC.

Joseph J. Peterka III

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