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Accepted for Filing in:

San Jacinto County

NOTICE OF FORECLOSURE SALE

On: Feb 24, 2022 at 02:16P

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

1. Property to Be Sold. The property to be sold is described as follows: BEING TRACT OR LOT FIFTY-SIX 56, OF OLD LANGHAM PLANTATION, SECTION THREE 3, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 32, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/15/2012 and recorded in Document 2012002815 real property records of San Jacinto County, Texas.

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

Date: 05/03/2022

Time: 01:00 PM

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

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

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

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

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

[Handwritten signature]

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  
Sydney Brock, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

Certificate of Posting

I am [Handwritten: Tommy Jackson] 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 2-24-22 I filed this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioners Court.



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Accepted for Filing in:

San Jacinto County

On: Feb 24, 2022 at 02:16P

By Amber Whited

Our Case No. 22-00537-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF SAN JACINTO

**Deed of Trust Date:**  
June 5, 2020

**Property address:**  
6481 FM 222  
SHEPHERD, TX 77371

**Grantor(s)/Mortgagor(s):**  
CRAIG ALLEN JOSEPH BOURQUE, AN UNMARRIED  
MAN

**LEGAL DESCRIPTION:** FIELDNOTES TO 10.428 ACRES OF LAND AS SITUATED IN THE J. D. MARTINEZ SURVEY, A-32, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 112.43 ACRE TRACT CONVEYED TO DUANE T. CORLEY, TRUSTEE BY CORRECTION DEED RECORDED IN CLERK'S FILE NO. 04-2430 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 10.428 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF THIS AND OF SAID 112.43 ACRES,  
SAME BEING THE SOUTHWEST CORNER OF THE CLYDE HANKS III, TRUSTEE, 79.009 ACRE TRACT DESCRIBED IN VOLUME 203, PAGE 327 OF SAID OFFICIAL RECORDS AND BEING ON THE NORTH LINE OF THE R. W. WALSH, JR. ET AL.  
1517.48 ACRES DESCRIBED IN CLERK'S FILE NO. 03-4532, PAGE 19267 OF SAID OFFICIAL RECORDS;

THENCE: S 86° 05' W 502.35 FT., WITH THE NORTH LINE OF SAID 1517.48 ACRES, TO A CONCRETE MONUMENT FOUND FOR AN INTERIOR CORNER OF THIS AND OF SAID 112.43 ACRES;

THENCE: S 86° 03' W CONTINUING WITH THE NORTH LINE OF SAID 1517.48 ACRES, AT 787.83 FT. PASS A ½ INCH IRON ROD SET FOR REFERENCE CORNER, IN ALL 839.68 FT. TO A PK NAIL SET FOR THE SOUTHWEST CORNER OF THIS AND OF SAID 112.43 ACRES, SAME BEING THE SOUTHEAST CORNER OF THE DUANE T. CORLEY, TRUSTEE 39.02 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 03-818, PAGE 2921 OF SAID OFFICIAL RECORDS AND BEING IN THE CENTER OF F.M. HIGHWAY 222;

THENCE: NORTHWESTERLY 347.57 FT., WITH THE CENTER OF SAID HIGHWAY AND THE EAST LINE OF SAID 39.02 ACRES,  
TO A PK NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT,

THENCE: N 86° 05' E ON A LINE SEVERING SAID 112.43 ACRES, AT 55.49 FT. PASS A ½ INCH IRON ROD SET FOR REFERENCE CORNER, IN ALL 1472.50 FT. TO A ½ INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT ON THE WEST LINE OF SAID HANKS 79.009 ACRES, SAME BEING ON THE EAST LINE OF SAID 112.43 ACRES;

THENCE: S 02° 40' 45" E 323.98 FT., WITH SAID 112.43 ACRE EAST LINE AND 79.009 ACRE WEST LINE, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 10.428 ACRES OF LAND OF WHICH 0.398 ACRE LIES WITHIN THE RIGHT OF WAY OF F. M. HIGHWAY 222.

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**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") AS BENEFICIARY, AS NOMINEE, FOR  
MID AMERICA MORTGAGE, INC., ITS SUCCESSORS  
AND ASSIGNS

**Earliest Time Sale Will Begin:** 01:00 PM

**Current Mortgagee:**  
THE MONEY SOURCE INC.

**Date of Sale:** MAY 3, 2022

**Property County:** SAN JACINTO

**Original Trustee:** JEFFREY E. BODE

**Recorded on:** June 6, 2020  
**As Clerk's File No.:** 20203163  
**Mortgage Servicer:**  
THE MONEY SOURCE INC.

**Substitute Trustee:**  
Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum,  
Kristopher Holub, Joshua Sanders, Julian Perrine, Amy  
Olan, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena  
Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy  
Dennen, Aaron Crawford, Tommy Jackson, Tiffany Beggs,  
Carolyn Ciccio, Stephanie Hernandez, Marinosci Law Group  
PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
14643 Dallas Parkway, suite 750  
Dallas, TX 75254  
(972) 331-2300

**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.**

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Olan, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Tiffany Beggs, Carolyn Ciccio, Stephanie Hernandez, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **MAY 3, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. 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 be conducted at the San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, TX 77331 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

THE MONEY SOURCE INC., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

**ACTIVE MILITARY SERVICE NOTICE**

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

WITNESS MY HAND, 2/22/22

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MARINOSCI LAW GROUP, PC

By:

*[Signature]*  
SAMMY HOODA  
MANAGING ATTORNEY

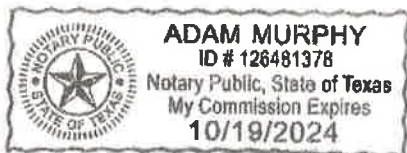
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 22 day of FEB 2022, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



*[Signature]*  
Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

ADAM MURPHY  
Printed Name and Notary Public

Grantor: THE MONEY SOURCE INC.  
500 SOUTH BROAD STREET, SUITE #100A  
MERIDEN, CT 06450  
Our File No. 22-00537

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
14643 DALLAS PARKWAY, SUITE 750  
DALLAS, TX 75254

2-24-22 Pasted

*Tommy Jackson*  
Sub-Trustee: Tommy Jackson

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# NICHOLAS T MARTINEZ, PLLC

A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAW

1717 Turning Basin Dr, Suite 375  
Houston, Texas 77029

NICHOLAS T. MARTINEZ  
PARTNER

Accepted for Filing in:

San Jacinto County

On: Mar 10, 2022 at 04:09P  
Tel: (713) 862-0800  
Fax: (713) 862-4103

March 7, 2022

## NOTICE OF TRUSTEE'S SALE

***Via CMRRR #7019 2970 0000 8596 1426***

***Via Regular Mail***

Tracy Neely  
727 Martinez St.  
Coldspring, Texas 77331

***Via CMRRR #7019 2970 0000 8596 1433***

***Via Regular Mail***

Lindsay Laha  
727 Martinez St.  
Coldspring, Texas 77331

***Via CMRRR #7019 2970 0000 8596 1440***

***Via Regular Mail***

Tracy Neely  
651 Mudd St.  
Coldspring, Texas 77331

***Via CMRRR #7019 2970 0000 8596 0962***

***Via Regular Mail***

Lindsay Laha  
651 Mudd St.  
Coldspring, Texas 77331

RE: Tracy Neely & Lindsay Laha.

Substitute Trustee: Nicholas T. Martinez

Substitute Trustee's Address: 1717 Turning Basin Dr, Suite 375, Houston,  
Texas 77029

Mortgagee: Melba Jo Williams

Note: Promissory Note ("Note") in the original principal amount of \$12,500.00,  
executed by Tracy Neely & Lindsay Laha ("Borrower") and payable to the order of  
Mortgagee

Accepted for Filing in:

San Jacinto County

On: Mar 10, 2022 at 04:09P

By Salena Paurert

Deed of Trust ("Deed of Trust"):

Dated: August 28, 2019

Grantor: Tracy Neely & Lindsay Laha

Lender: Melba Jo Williams

Trustee: Joshua L. McMahon IV

Recorded in: Document number 20195383 of the real property records of San Jacinto County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$12,500.00, executed by Tracy Neely and Lindsay Laha ("Borrower") and payable to the order of Lender

Substitute Trustee: Nicholas T. Martinez

Property: BEING LOTS EIGHT HUNDRED SIXTY-THREE (863), EIGHT HUNDRED SIXTY-FOUR (864), EIGHT HUNDRED SIXTY-FIVE (865) AND EIGHT HUNDRED SIXTY-SIX (866), OF CAMILLA TWIN HARBORS, SECTION FOUR (4), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 4, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

County: San Jacinto

Date of Sale: Tuesday, May 3, 2022

Time of Sale: 10:00am or within three hours thereafter

Place of Sale: 1 State Highway 150, Coldspring, San Jacinto County, Texas 77331, at the north end of the courthouse 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 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.

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Accepted for Filing in:

Mortgagee has appointed Nicholas T. Martinez as Trustee under the Deed of Trust of Tarrant County and through an Appointment of Substitute Trustee. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

By Salene Paurert

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." There will be no warranty relating to title, possession, quiet enjoyment, or the like for the personal property in this disposition. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

/s/ Nicholas Martinez  
Nicholas T. Martinez, Trustee

Sincerely,

Nicholas T Martinez, PLLC

/s/ Nicholas Martinez

Nicholas T. Martinez  
[nmartinez@ntmlegal.com](mailto:nmartinez@ntmlegal.com)

NTM  
Enclosures: as stated

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF  
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code. I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Olan, Matthew Hansen, Jami Hutton, Alexis Banks, Alecia Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATE, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE  
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on May 03, 2022 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF SALE:**

The place of the sale shall be: 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 in SAN JACINTO County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE  
FORECLOSED:**

Deed of Trust or Contract Lien dated 08/18/2015 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO.: 20154383 in the real property records of San Jacinto County Texas, with DAVID L. HANEY SR AND YVETTE HANEY, COMMUNITY PROPERTY as Grantor(s) and Nations Direct Mortgage, LLC dba Motive Lending as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by DAVID L. HANEY SR AND YVETTE HANEY, COMMUNITY PROPERTY securing the payment of the indebtedness in the original principal amount of \$235,653.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by DAVID L. HANEY SR, YVETTE HANEY. NATIONS DIRECT MORTGAGE, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING  
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Nations Direct Mortgage, LLC is acting as the Mortgage Servicer for NATIONS DIRECT MORTGAGE, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Nations Direct Mortgage, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NATIONS DIRECT MORTGAGE, LLC

DT: NOS AND APPT (SVC)\_22

AL: 951 SHERWOOD DR



4744113





0000041

c/o Nations Direct Mortgage, LLC  
1 CORPORATE DRIVE, SUITE 360  
LAKE ZURICH, IL 60047

**LEGAL DESCRIPTION OF  
PROPERTY TO BE SOLD:**

LOT THREE (3), BLOCK ONE (1), SECTION THREE 93), SHERWOOD FOREST SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 102, PAGE 383 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. (the "Property")

**REPORTED PROPERTY**

**ADDRESS:** 951 SHERWOOD DR, SHEPHERD, TX 77371

**TERMS OF SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

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

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

DT: NOS AND APPT (SVC)\_22

AL: 951 SHERWOOD DR



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Signed on the 15 day of March, 2022

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray  
Jack O'Boyle | SBN: 15167300  
[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

Travis H. Gray | SBN: 24044965  
[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

Chris Ferguson | SBN: 24069714  
[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE  
SERVICER

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on 3-17-22 I filed at the office of the San Jacinto County Clerk and caused to be posted at the San Jacinto County courthouse (or other designated place) this notice of sale.

Signed: Tommy Jackson

Declarant's Name: Tommy Jackson

Date: 3-17-22

DT: NOS AND APPT (SVC)\_22

AL: 951 SHERWOOD DR



00000043

Our Case Number: 22-01158-FC

On: Mar 24, 2022 at 11:46A

By Cindy Henderson

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 24, 2016, EARL T GREEN, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to THOMAS E. BLACK JR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE LENDERS OF AMERICA, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00021152, in Book 1223, at Page 102, 1223 in the DEED OF TRUST OR REAL PROPERTY RECORDS of SAN JACINTO COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 3, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, TX 77331 in **SAN JACINTO COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT "U", BLOCK TWO (2), SLEEPY HOLLOW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 174, PAGE 572 OF THE DEED RECORDS, WALKER COUNTY, TEXAS.

Property Address: 2607 PINE SHADOWS DR, HUNTSVILLE, TX 77320

Mortgage Servicer: LOANCARE


Noteholder: LAKEVIEW LOAN SERVICING, LLC.  
3637 SENTARA WAY, SUITE 303, VIRGINIA BEACH, VA  
23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.**

WITNESS MY HAND this 24 day of March 22.

  
Tommy Jackson, Ron Harmon, Keata Smith,  
Marinosci Law Group PC

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

00000043

Filed for Record in:  
San Jacinto County

On: Mar 24, 2022 at 11:46A

As a  
Posting Notices

Document Number: 00000043

Amount 3.00

Receipt Number - 52180

By:  
Cindy Henderson

STATE OF TEXAS

COUNTY OF SAN JACINTO

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

Mar 24, 2022

Dawn Wright, County Clerk  
San Jacinto County, Texas

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

**Date:** 09/03/2015  
**Grantor(s):** SHARON MILLER AND HUSBAND, CLIFFORD J. MILLER  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC. DBA PREMIER NATIONWIDE LENDING, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$84,400.00  
**Recording Information:** Instrument 20154636  
**Property County:** San Jacinto  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 300 ALPINE STREET, COLDSRING, TX 77331

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Specialized Loan Servicing LLC  
**Mortgage Servicer:** Specialized Loan Servicing LLC  
**Current Beneficiary:** Specialized Loan Servicing LLC  
**Mortgage Servicer Address:** 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of May, 2022  
**Time of Sale:** 01:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH END OF THE COURTHOUSE in San Jacinto County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the San Jacinto County Commissioner's Court, at the area most recently designated by the San Jacinto County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable,
2. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

By Sale Agent

Not Notarized at 02:40A

San Jacinto County

Accepted for Filing in

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Tommy Jackson whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 3-31-22 I filed and / or recorded this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioners Court.

By: Tommy Jackson

**Exhibit "A"**

BEING 1.273 ACRES OF LAND AS SITUATED IN THE CITY OF COLDSRING, IN THE ROBERT RANKIN SURVEY, A-42, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF BLOCK 23 OF THE MASON ADDITION AND BEING THE SAME AS THAT CERTAIN CALLED 1.0571 ACRES CONVEYED BY CONNIE LEWIS WILSON AND WIFE, ONA MAE WILSON, TO JEFF G. BURCHAM, JR. AND WIFE, FRED A. BURCHAM, BY DEED RECORDED IN VOLUME 209, PAGE 185 OF THE DEED RECORDS OF SAID SAN JACINTO COUNTY, TEXAS. SAID 1.273 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE UPPER NORTHWEST CORNER OF THIS TRACT ON THE ORIGINAL NORTH LINE OF SAID MASON ADDITION BLOCK 23, SAME BEING THE SOUTHEAST CORNER OF BLOCK 9 AND THE SOUTHWEST CORNER OF ALPINE STREET AS SHOWN ON PLAT OF THE WEST ADDITION TO THE CITY OF COLDSRING AS RECORDED IN VOLUME 12, PAGE 35 OF SAID DEED RECORDS AND BEING THE NORTHEAST CORNER OF THE FIDELITY ENTERPRISES 1.890 ACRES DESCRIBED AS TRACT "H" IN DEED RECORDED IN VOLUME 322, PAGE 852 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY;  
THENCE: N 69 DEGREES 31 MINUTES 30 SECONDS E 49.64 FT., WITH THE SOUTH LINE OF ALPINE STREET, THE SOUTH LINE OF SAID WEST ADDITION AND ALONG THE NORTH LINE OF BLOCK 23, TO A POINT IN A POND FOR THE PLATTED NORTHEAST CORNER OF THIS AND OF SAID BLOCK 23 AND BEING THE NORTHWEST CORNER OF A PLATTED UNDEVELOPED STREET WITHIN SAID MASON ADDITION;  
THENCE: S 23 DEGREES 05 MINUTES E 290.69 FT., WITH THE EAST LINE OF BLOCK 23 AND THE WEST LINE OF SAID 15 FT. WIDE STREET, TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF A 1.18 ACRE TRACT CONVEYED TO MARSHALL MCGOWAN BY DEED RECORDED IN VOLUME 48, PAGE 283 OF SAID DEED RECORDS.  
THENCE: S 68 DEGREES 55 MINUTES W 232.13 FT., WITH THE NORTH LINE OF SAID 1.18 ACRES TO ITS NORTHWEST CORNER, A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT ON THE EAST LINE OF THE JESSIE M. LONDON 1.0 ACRE TRACT DESCRIBED IN VOLUME 187, PAGE 107 OF SAID DEED RECORDS;  
THENCE: N 22 DEGREES 40 MINUTES W WITH THE WEST LINE OF THIS TRACT, AT 38.43 FT., PASS A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LONDON 1.0 ACRES AND THE LOWER SOUTHEAST CORNER OF SAID FIDELITY ENTERPRISES 1.890 ACRES, IN ALL 211.73 FT. TO A 1 INCH ANGLE IRON FOUND FOR THE LOWER NORTHWEST CORNER OF THIS TRACT, SAME BEING AN INTERIOR CORNER OF SAID 1.890 ACRES;  
THENCE: N 58 DEGREES 47 MINUTES E 198.31 FT., WITH THE UPPER SOUTH LINE OF SAID 1.890 ACRES TO ITS UPPER SOUTHEAST CORNER, A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;  
THENCE: N 42 DEGREES 00 MINUTES W 47.64 FT., WITH THE UPPER EAST LINE OF SAID 1.890 ACRES, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 1.273 ACRES OF LAND.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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## NOTICE OF TRUSTEES SALE

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

DATE: March 29, 2022

### DEED OF TRUST:

DATE: December 5, 2018

GRANTOR MA IRENE SAUCEDA AVALOS & JOSE FELIX HERNANDEZ ACOSTA

TRUSTEE: ELVA L CARREON-TIJERINA

BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.

COUNTY WHERE PROPERTY IS LOCATED: San Jacinto

RECORDED IN: Document # 20190685 of the Real Property Records of San Jacinto County, Texas.

PROPERTY: BEING BLOCK SEVENTEEN (17), LOT FIVE (5) OUT OF TRAILS END SUBDIVISION, PHASE 2, BEING 1.052 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, REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN 91810)

Accepted for Filing in:

San Jacinto County

On: Mar 31, 2022 at 12:57P

By: Salene Paupert

### NOTE:

DATE: December 5, 2018

AMOUNT: Seventy Five Thousand Nine Hundred Fifty Dollars and No Cents ( \$ 75,950.00 )

MAKER: MA IRENE SAUCEDA AVALOS & JOSE FELIX HERNANDEZ ACOSTA

PAYEE: VILLA BLANCA PROPERTIES, LLC.

HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
1106 N AVENUE E  
HUMBLE, TX 77338

SENDER OF NOTICE: ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, MAY 3rd, 2022

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the San Jacinto County Courthouse, San Jacinto County, Texas.

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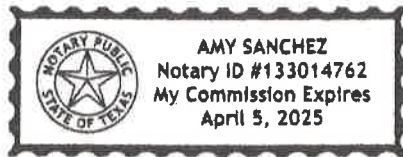
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

ELVA L CARREON-TIJERINA

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L CARREON-TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on March 29, 2022



NOTARY PUBLIC  
STATE OF TEXAS  
*Amy Sanchez*  
*04/05/25*

After recording return to:  
ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338



### NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

BEING LOTS THIRTY-SEVEN (37), THIRTY-EIGHT (38), FORTY-SIX (46), FORTY-SEVEN (47), AND THE NORTH SIXTY FEET (60') OF LOT THIRTY-NINE (39), BLOCK TWO (2) OF GOVERNOR'S POINT, SECTION ONE (1), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 113, PAGE 481 OF THE DEED RECORDS, SAN JACINTO COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated December 20, 2016 and recorded on December 28, 2016 as Instrument Number 20167231 in the real property records of SAN JACINTO County, Texas, which contains a power of sale.

Sale Information:

May 03, 2022, at 1:00 PM, or not later than three hours thereafter, at the north end of the San Jacinto County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by JAMES H. LABAUVE III AND TRISHA LABAUVE secures the repayment of a Note dated December 20, 2016 in the amount of \$182,000.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

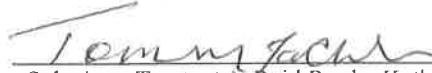
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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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.**



Miller, George & Suggs, PLLC  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024



Substitute Trustee(s): Reid Ruple, Kathleen Adkins,  
Evan Press, Cary Corenblum, Kristopher Holub,  
Joshua Sanders, Renee Speight, Julian Perrine,  
Amy Oian, Catrena Ward, Matthew Hansen,  
Maryna Danielian, Dana Dennen, Tommy Jackson,  
Ron Harmon, Keata Smith, Carolyn Ciccio and  
Auction.com employees, including but not limited  
to those listed herein  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 11 day of April, 2024 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN JACINTO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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Accepted for Filing in:

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE** San Jacinto County

On: Apr 12, 2022 at 09:02A

By Amber Whited

**Deed of Trust**

**Date:** January 28, 2019

**Grantor(s):** Jesse Webb Tausch and Edward Keith Tindol

**Mortgagee:** Wiz Investments, LLC, A Texas Limited Liability Company

**Recorded in:** Clerk's File No. 20191634

**Property County:** San Jacinto County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in San Jacinto County, Texas, being more particularly described as Lots Seventy-One (71) and Seventy-Two (72), Section Two (2), of Outlaw Ridge Estates, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 110, Page 220 of the Deed Records of San Jacinto County, Texas, (more particularly described in the Loan Documents)

**Date of Sale:** May 03, 2022

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

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

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

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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**

**ACTIVE MILITARY SERVICE NOTICE**

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

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The Mortgagee, whose address is:

Wiz Investments, LLC, A Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12th day of April, 2022

*Donna Caddenhead*

**Donna Caddenhead, or David Garvin, or  
Penney Thorton, or Sharon St. Pierre, or  
Kelly Goddard, Susana Garcia or Cesar  
Acosta or Mauricio Mata or Katrina  
Rodriguez or Christopher Apodaca or  
Leslie Galdamez or Sandra Benavides or  
David Cerda or Scott Wizig or Jose  
Martinez or Felix Ogbu or Renaud Ba or  
Vanessa Lopez, or Alicia Ortega or Rinki  
Shah, or Daniel Pena, or Rogelio Cantu,  
or Ray Guajardo, or Sofia Revelo  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**