

00000172

San Jacinto County

On: Jun 12, 2023 at 09:20A

By: Kela Willner

23-00774

80 HILLTOP LANE, COLDSRING, TX 77331

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

Property: The Property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

Security Instrument:

Deed of Trust dated May 20, 2003 and recorded on May 27, 2003 at Book 03-3415 and Page 14691 Instrument Number 03-3415 in the real property records of SAN JACINTO County, Texas, which contains a power of sale.

Sale Information:

September 5, 2023, 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 ERNEST HUTCHINS III AND KRISTY JOETTE HUTCHINS secures the repayment of a Note dated May 20, 2003 in the amount of \$52,350.00. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgage. 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.

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.



4788003

000000172

Arthur Jones

De Cubas & Lewis, P.A.
Arthur Jones, Attorney at Law
PO 14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Tommy Jones

Substitute Trustee(s) Reid Ruple, Kathleen Adkins,
Evan Press, Cary Corenblum, Kristopher Holub,
Joshua Sanders, Renee Speight, Julian Perrine, Amy
Oian, Catrena Ward, Stephanie Hernandez, Matthew
Hansen, Maryna Danielian, Dana Dennen, Tommy
Jackson, Ron Harmon, Keata Smith, Jami Grady,
Christian Brooks, Michael Kolak, Crystal Koza,
Carolyn Ciccio and ServiceLink employees included
but not limited to those listed herein.

c/o De Cubas & Lewis, P.A.
PO 14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 12 day of June, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN JACINTO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

BEING 1.98 ACRES OF LAND, MORE OR LESS, SITUATED IN THE RALPH MCGEE SURVEY, ABSTRACT NO. 29, SAN JACINTO COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED AS A 2 ACRE TRACT IN A DEED FROM WILLIAM J. BLYTHE, JR. TO LAWRENCE E. EGUJA, JR., DATED SEPTEMBER 17, 1971 AND RECORDED IN VOLUME 125, PAGE 200, DEED RECORDS AND APPARENTLY BEING THE SAME TRACT DESCRIBED AS A 2.0 ACRE TRACT IN A DEED FROM MICHAEL E. FREEMAN TO KRISTY HUTCHINS, DATED SEPTEMBER 19, 2002 AND RECORDED IN VOLUME 02-6587, PAGE 27888, OFFICIAL RECORDS (NO LEGAL DESCRIPTION ATTACHED TO DEED), SAID 1.98 ACRE TRACT BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID EGUJA TRACT, SAME BEING THE SOUTH CORNER OF A CALLED 30 FOOT INGRESS/EGRESS EASEMENT, AS PER VOLUME 124, PAGE 584 (TRACT 1), DEED RECORDS AND ALSO BEING THE EAST CORNER OF ANOTHER 30 FOOT INGRESS/EGRESS EASEMENT, AS PER VOLUME 125, PAGE 198, DEED RECORDS, FOUND A 2" IRON PIPE ON THE SOUTHEAST EDGE OF A GRADED ROCK ROAD (PRIVATE), KNOWN LOCALLY AS "HILLTOP LANE";

THENCE S43°55'28"W, WITH THE SOUTHEAST LINE OF SAID EGUJA TRACT, SAME BEING THE SOUTHEAST LINE OF SAID 30 FOOT ROAD EASEMENT (VOLUME 125, PAGE 198), FOR A DISTANCE OF 199.55 FEET TO THE SOUTH CORNER OF SAID EGUJA TRACT, SAME BEING THE SOUTH CORNER OF SAID 30 FOOT ROAD EASEMENT, FOUND A 1-1/2" IRON PIPE;

THENCE N44°52'32"W, WITH THE SOUTHWEST LINE OF SAID EGUJA TRACT, FOR A DISTANCE OF 438.08 FEET TO ITS WEST CORNER, FOUND A 1-1/2" IRON PIPE;

THENCE N45°17'47"E, WITH THE NORTHWEST LINE OF SAID EGUJA TRACT, FOR A DISTANCE OF 197.18 FEET TO ITS NORTH CORNER, FOUND A 2" IRON PIPE;

THENCE S45°11'00"E (EGUJA DEED CALL), WITH THE NORTHEAST LINE OF SAID EGUJA TRACT, FOR A DISTANCE OF 433.32 FEET TO THE PLACE OF BEGINNING.

00000175

Accepted for Filing in:
San Jacinto County
On: Jun 22, 2023 at 02:00P
By Michelle Clark

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-03923

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

Date: 9/5/2023
Time: The earliest time the sale will begin is 1:00 PM
Place: San Jacinto County Courthouse, Texas, at the following location: 1 State Hwy 150 Texas 150, Coldspring, TX 77331 NORTH END OF THE COURTHOUSE
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Being Lots Two Hundred Twenty (220), Two Hundred Twenty-One (221) and Two Hundred Twenty-Two (222), of Woodland Shores of Holiday Villages of Livingston Subdivision, Section A, of San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 303, Page 782, of the Official Public Records of San Jacinto County, Texas.

Commonly known as: 391 Casablanca Dr Pointblank, TX 77364

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 12/6/2019 and recorded in the office of the County Clerk of San Jacinto County, Texas, recorded on 12/9/2019 under County Clerk's File No 20197620, in Book -- and Page -- and further modified by Loan Modification recorded on 03/18/2022 as Instrument No. 20221901 of the Real Property Records of San Jacinto County, Texas.

Grantor(s): John Duke, III, single man
Original Trustee: Brett M Shanks
Substitute Trustee: Auction.com, Tommy Jackson, Stephanie Hernandez, Tiffany Beggs, Carolyn Ciccio, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Lori Stewart, Marlene Zografos, Ron Harmon, Ed Henderson, Jerry Hickman, Keata Smith, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Bayshore Mortgage Funding, LLC, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

00000175

T.S. #: 2022-03923

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 referenced property securing the above referenced loan.

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 mortgagee 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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$207,000.00, executed by John Duke, III, single man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Bayshore Mortgage Funding, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

00000175

T.S. #: 2022-03923

Dated: 6/22/23

Auction.com, Tommy Jackson, Stephanie Hernandez, Tiffany Beggs,
Carolyn Ciccio, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George
Hawthorne, Lori Stewart, Marlene Zografos, Ron Harmon, Ed Henderson,
Jerry Hickman, ~~Keata Smith~~, Nestor Solutions, LLC

Keata Smith

c/o Nestor Solutions, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

Filed for Record in:
San Jacinto County

On: Jun 22, 2023 at 02:00P

As a
Posting Notices

Document Number: 00000175

Amount 3.00

Receipt Number - 61109

By:
Michelle Clark

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 herein by me and was duly recorded in the
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas
as stamped herein by me on

Jun 22, 2023

Dawn Wright, County Clerk
San Jacinto County, Texas

00000178

Accepted for Filing in

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/17/2017

Grantor(s)/Mortgagor(s):
MARK M LORD AND TERRA E LORD, HUSBAND at 12:50P,
AND WIFE San Jacinto County

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
LAKEVIEW LOAN SERVICING, ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee: By Cindy Henderson
Lakeview Loan Servicing, LLC.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20171120

Property County:
SAN JACINTO

Mortgage Servicer:
LoanCare, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3637 Sentara Way,
Virginia Beach, VA 23452

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

Date of Sale: 9/5/2023

Earliest Time Sale Will Begin: 1:00 pm

Place of Sale of Property: San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, TX 77331 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of Tex. Prop. Code §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.**

Keata Smith

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum,
Kristopher Holub, Joshua Sanders, Amy Ojan, 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
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97573-POS
Loan Type: FHA

00000178

TX-23-97573-POS

EXHIBIT "A"

BEING A 5.14 ACRE TRACT OF LAND IN THE RO LUSK SURVEY; ABSTRACT 198 IN SAN JACINTO COUNTY, AND BEING OUT OF A CALLED 10.845 ACRE TRACT OF LAND-AS RECORDED VOLUME 214, PAGE 261 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. SAID 5.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOUND IN THE SOUTHWESTERLY RIGHT OF WAY OF FM 1725, AND THE BEING THE SOUTHERLY NORTHEAST CORNER OF THE SAID 10.845 ACRE TRACT, AND BEING THE SOUTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE S 60 DEG. 09' 22" W, A DISTANCE OF 417.65 TO A 5/8" IRON ROD FOUND FOR AN INTERIOR CORNER OF THE SAID 10.845 ACRE TRACT;

THENCE S 26 DEG. 07' 11" E, A DISTANCE OF 209.02' TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE SAID 10.845 ACRE TRACT;

THENCE S 60 DEG. 08' 43" W, A DISTANCE OF 525.28' TO A 5/8" IRON ROD FOUND AT A POINT ON THE SOUTHEASTERLY LINE OF THE SAID 10.845 ACRE TRACT, BEING THE SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE N 30 DEG. 02' 05"W, A DISTANCE OF 325.93' TO A 5.8" IRON ROD FOUND AT A POINT ON THE NORTHWESTERLY LINE OF THE SAID 10.845 ACRE TRACT, BEING THE WESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE N 60 DEG. 07' 41" E, A DISTANCE OF 965.66' TO A 1/2" IRON ROD FOUND AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF FM 1725, BEING THE NORTHERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE S 25 DEG. 55' 19" E, A DISTANCE OF 118.00' TO THE POINT OF BEGINNING, AND CONTAINING 5.14 ACRES OF LAND, MORE OR LESS.

P.I.D#: 47514

23-02085

301 RIDGEWOOD DR, SHEPHERD, TX 77371

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**Property:

The Property to be sold is described as follows:

BEING LOT SIXTY-FOUR (64), OF RAGSDALE SPRINGS SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 128, PAGE 67, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS

Security Instrument:

Deed of Trust dated December 21, 2016 and recorded on December 29, 2016 at Instrument Number 20167368 in the real property records of SAN JACINTO County, Texas, which contains a power of sale.

Sale Information:

September 5, 2023, 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:

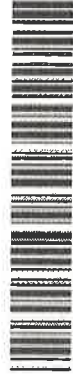
The Deed of Trust executed by JIMMY BRITT FREEMAN A/K/A JIMMY FREEMAN AND GAIL MARIE FREEMAN secures the repayment of a Note dated December 21, 2016 in the amount of \$161,537.00. VILLAGE CAPITAL & INVESTMENT LLC, whose address is c/o Village Capital & Investment, LLC, 2550 Paseo Verde Parkway, Suite 100, Henderson, NV 89074, is the current mortgagee of the Deed of Trust and Note and Village Capital & Investment, LLC is the current mortgage servicer for the mortgage. 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.

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.



4790791

00000214

Arthur Jones

De Cubas & Lewis, P.C.
Arthur Jones, Attorney at Law
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

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, Jami Grady, Christian Brooks,
Michael Kolak, Crystal Koza, Stephanie Hernandez,
Carolyn Ciccio and ServiceLink employees included
but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 13 day of
July, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of SAN JACINTO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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, **September 5th, 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 Court 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 or 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 **Oscar Cortes Arellano & Guadalupe Daniela Medina Lara** and recorded on **December 06, 2019** in **Document Number 20197584, Page 37566** of the real property records of San Jacinto, Texas with **Oscar Cortes Arellano & Guadalupe Daniela Medina Lara**, Grantor(s) and, Sunburst Mortgage 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 **\$75,100.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **May 7, 2018**.

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:

80 Woodman Dr. Cleveland, Texas 77328

BEING BLOCK TWENTY ONE (21), LOT THREE (3) OUT OF TRAILS END SUBDIVISION, PHASE 2, BEING 1.0520 ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLATT THEREOF: RECORDE IN VOLUME 00-1141. PAGE 4180, REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS

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: 7/20/20

Hollis W. Campbell, Trustee for Lender Sunburst Mortgage LP

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

000000227

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: July 27, 2023

Accepted for Filing in
San Jacinto County

DEED OF TRUST:

On: Aug 01, 2023 at 09:56
By Dawn Wright

DATE: November 12, 2022

GRANTOR JULIO EDUARDO ALFARO GARCIA

TRUSTEE: ELVA L CARREON-TIJERINA

BENEFICIARY: CANELO INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO

RECORDED IN: Document # 20228377 of the Real Property Records of SAN JACINTO County, Texas.

PROPERTY:

BEING CEDAR VALLEY #2, BLOCK 2, LOTS 6 AND 7, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED IN THE SAN JACINTO OFFICIAL RECORDS TO WHICH INSTRUMENT IS MADE FOR ALL LEGAL PURPOSES. (PIDN 54327, 54328)

NOTE:

DATE: November 12, 2022

AMOUNT: Sixteen Thousand Fifty Five Dollars and No Cents (\$ 16,055.00)

MAKER: JULIO EDUARDO ALFARO GARCIA

PAYEE: CANELO INVESTMENTS, LLC

HOLDER and BENEFICIARY: CANELO INVESTMENTS, 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, SEPTEMBER 5th, 2023

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.

v/k

00000227

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.

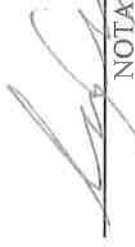


ELVA L CARREON-TIJERINA

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 July 27, 2023



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

00000228

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)

Accepted for Filing in:
San Jacinto County
On: Aug 02, 2023 at 02:33P
By Dawn Wright

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated SEPTEMBER 23, 2022, YUSLEIDYS SOTOLONGO COLUMBIE conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 4 AND 5, Block 2 Out of TRAILS END, Phase ONE, being 3.050 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 \$95,700.00 executed by YUSLEIDYS SOTOLONGO COLUMBIE 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. 20226768, Volume, Page 35444, 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 SEPTEMBER 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 JULY 11, 2023.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:

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

00000229

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)

Accepted for Filing in:
San Jacinto County
On: Aug 02, 2023 at 02:33P
By: Dawn Wright

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated SEPTEMBER 23, 2022, WILMER SOLER SARDINAS conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

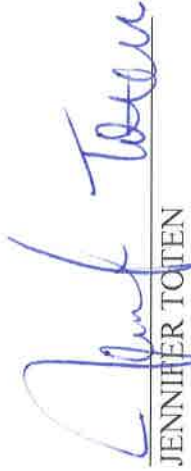
Being TRACT NO. 4 AND 5, Block 2 Out of TRAILS END, Phase ONE, being 3.050 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 297, Page 125, 126 AND 127 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$95,700.00 executed by WILMER SOLER SARDINAS 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. 20226768, Volume, Page 35444, 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 SEPTEMBER, 2023, 1** 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 JULY 11, 2023.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:

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

000000230

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

Accepted for Filings In: **San Jacinto County**
Date: **07/20/23** at **02:53P**
By: **Dawn Whisnt**

STATE OF TEXAS)
COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MARCH 15, 2008, REGINALDO F. ANGELES conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

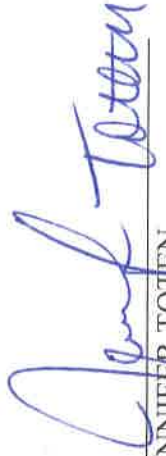
Being TRACT NO. 16, Block 2 Out of TRAILS END, Phase ONE, being 1.600 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 297, Page 125, 126 AND 127 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$68,400.00 executed by REGINALDO F. ANGELES 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. 08-2628, Volume , Page 10856, 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 SEPTEMBER, 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 JULY 11, 2023.


JENNIFER TOTEN
Substitute Trustee

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

00000231

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 07/02/2023 at 02:53P
By Dawn Wright

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 7, 2019, OSMANY RUIZ-PEREZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 7, Block 11 Out of TRAILS END, Phase TWO, being 1.0340 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 \$75,000.00 executed by OSMANY RUIZ-PEREZ 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. 20197783, Volume, Page 38488, 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 SEPTEMBER, 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 JULY 12, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000232

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

Accepted for Filing in

STATE OF TEXAS)

San Jacinto County

COUNTY OF SAN JACINTO)

On: Aug 07, 2023 at 02:33P

By Dawn Wright

KNOW ALL MEN
BY THESE PRESENTS:

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


Being TRACT NO. 23, Block 14 Out of TRAILS END, Phase 2, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$70,000.00 executed by CARLOS LIERA and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20186053, Volume , Page 29868, 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 SEPTEMBER, 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 JULY 12, 2023.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000233

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

Accepted for Filing in
San Jacinto County
On: Aug 02, 2023 at 02:53P
By Dawn Whitb

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

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

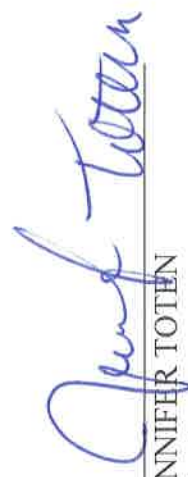
Being TRACT NO. 23, Block 14 Out of TRAILS END, Phase 2, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$70,000.00 executed by SELENA JIMENEZ and made payable to 5G, LP, A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20186053, Volume , Page 29868, 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 SEPTEMBER, 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 JULY 12, 2023.


JENNIFER TOTEN
Substitute Trustee

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

00000234

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: Aug 02, 2023 at 09:03P
By Dawn Wright

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 3, 2021, ALEXANDER CHAVEZ ROMERO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 5 AND 17, Block 15 Out of TRAILS END, Phase TWO, 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 \$90,000.00 executed by ALEXANDER CHAVEZ ROMERO 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. 20218541, Volume, Page 44987, 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 afcresaid 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 SEPTEMBER, 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 JULY 12, 2023.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

Accepted for Filing in:
San Jacinto County
On: Aug 02, 2023 at 00:53P
By Dawn Wright

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 3, 2021, YULISSA LEMUS CACEROS conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 5 AND 17, Block 15 Out of TRAILS END, Phase TWO, 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 \$90,000.00 executed by YULISSA LEMUS CACEROS 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. 20218541, Volume, Page 44987, 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 SEPTEMBER, 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 JULY 12, 2023.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000236

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: Aug 02, 2023 at 02:53P
By Dawn Wright

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 5, 2020, WILSON M. GARCIA 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. 18, Block 21 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 \$80,000.00 executed by WILSON M. GARCIA 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. 20208099, Volume, Page 41866, 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 SEPTEMBER, 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 JULY 27, 2023.


JENNIFER TOTEN
Substitute Trustee

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

00000237

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: Aug 02, 2023 at 02:33P
By Dawn Wright

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 5, 2020, SONIA A. GUZMAN TAIBOT conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 18, Block 21 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 \$80,000.00 executed by SONIA A. GUZMAN TAIBOT 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. 20208099, Volume , Page 41866, 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 SEPTEMBER, 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 JULY 27, 2023.


JENNIFER TOITEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

00000238

NOTICE OF TRUSTEE 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 duty including active military duty 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.”

Date: July 31, 2023

Accepted for Filing by
San Jacinto County
On: Aug 07, 2023 at 07:30P
By: Nichelle Clark

CONTRACT FOR DEED

DATE: March 4, 2019
BUYER: Luis Sosa and Melissa Sosa
BUYER'S ADDRESS: Luis Sosa and Melissa Sosa
300 Ox Bo Lane
Cleveland, Texas 77328
SELLER: Landco Investments, Inc.
COUNTY WHERE PROPERTY IS LOCATED: San Jacinto
PROPERTY: Lot 2.C0AC, The James Rankin Survey, San Jacinto
County, Texas.
HOLDER: Landco Investments, Inc.
PO Box 490069
Key Biscayne, Florida 33149
TRUSTEE: Robert J. Rockett or Cathyrine Rockett or RebeccaMartinez
or Jacob Castillo or Javier Alejandro
SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

DATE of PROPERTY SALE: (First Tuesday of the Month): September 5, 2023

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

**PLACE OF PROPERTY SALE: FRONT STEPS OF THE SAN JACINTO COUNTY
COURTHOUSE, SAN JACINTO COUNTY, TEXAS.**

Default has occurred in the Note and Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Note and Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

00000238

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Note. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Robert J. Rockett, Trustee

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434

00000239

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
 §
 COUNTY OF SAN JACINTO §

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

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

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

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

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

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

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

Therefore, I, ERIC R. HIRD, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **September, 2023 (September 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 4 day of August, 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 4 day of August, 2023 by ERIC R. HIRD.

Notary Public for the State of Texas



NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF SAN JACINTO §

Whereas pursuant to that one certain Deed of Trust dated **April 26, 2018**, executed by **ROBERT LEAL and spouse, ROSALINDA LEAL "Mortgagor"** and filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20182855** 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN (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 **April 26, 2018**, in the original principal amount of **\$49,000.00** executed by **ROBERT LEAL and spouse, ROSALINDA LEAL** and payable to the order of **HIRD 2012 INVESTMENT, LLC, 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 20182855**; and,

Whereas, the Deed of Trust was Transferred and assigned the Note and Deed of Trust to **WET LEAVES, LLC, a Texas limited liability company** by instrument filed of record in the office of the clerk of Real Property Records of San Jacinto County under **Clerk's File Number 20183192**; and,

Whereas, the Deed of Trust was Transferred and assigned the Note and Deed of Trust to **HIRD 2016 INVESTMENT, LLC, 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 20196345**; 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 **September, 2023 (September 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 4 day of August, 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 4 day of August, 2023 by ERIC R. HIRD.

Notary Public for the State of Texas



00000240

EXHIBIT "A"

RYAN J. FUSELIER LAND SURVEYING SERVICES

Ryan J. Fuselier, P.E., R.P.L.S.
2039 Mound Lake Drive
Richmond, Texas 77406
(337) 654-6403

Registered Professional Land Surveyor
Registration No. 5989

April 29, 2018

STATE OF TEXAS

COUNTY OF SAN JACINTO



RYAN J. FUSELIER, RPLS REG. NO. 5989
150 BELLE TERRE DR., EUNICE, LA. 70535 (337) 654-6403

TRACT 1:

A TRACT OR PARCEL OF LAND CONTAINING 2.24 ACRES OF LAND, MORE OR LESS, BEING CALLED TRACT 1, SITUATED IN THE BERRY BEASLEY SURVEY, A-3, SAN JACINTO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 11.099 ACRE TRACT DESCRIBED IN A DEED FROM SHERILL, KAMAU ET AL, TO HIRD 2012 INVESTMENTS, LLC, DATED MARCH 17, 2018, AND RECORDED IN CLERK'S FILE NO. 20181500, PAGE 7647, OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 11.099 ACRE TRACT, THENCE BEARING N 10° 39' 04" WEST, A DISTANCE OF 1101.93 FEET, ALONG THE WEST LINE OF SAID 11.099 ACRE TRACT, AND THE EAST LINE OF QUAIL CREEK SUBDIVISION, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 22, OF PLAT RECORDS OF SAID COUNTY, TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, AND THE NORTHWEST CORNER OF A TRACT CALLED TRACT 2, FOR THE POINT OF BEGINNING;

THENCE, N 10° 37' 19" W FOR A DISTANCE OF 312.47 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 11.099 ACRE TRACT;

THENCE, N 80° 50' 26" E, PASS A 1/2" IRON ROD FOUND AT 287.75 FEET FOR A REFERENCE POINT, CONTINUING A TOTAL DISTANCE OF 312.76 FEET TO THE CENTERLINE OF A PUBLIC RIGHT-OF-WAY KNOWN AS DENSON-REED ROAD;

THENCE, S 11° 10' 24" E FOR A DISTANCE OF 58.37 FEET TO A POINT IN THE CENTERLINE OF A PUBLIC RIGHT-OF-WAY KNOWN AS DENSON-REED ROAD;

THENCE, S 10° 00' 01" E FOR A DISTANCE OF 253.91 FEET TO A POINT IN THE CENTERLINE OF A PUBLIC RIGHT-OF-WAY KNOWN AS DENSON-REED ROAD;

THENCE S 80° 48' 45" W, PASS A 5/8" IRON ROD SET AT 20.00 FEET FOR A REFERENCE POINT, CONTINUING A TOTAL DISTANCE OF 310.57 FEET TO THE POINT OF BEGINNING;

SAID TRACT 1 CONTAINING 2.24 ACRES OF LAND, MORE OR LESS.

Notice of Substitute Trustee's Sale

Date: August 4, 2023
Mortgagee: Colony Ridge Land, LLC
Note: Note dated May 04, 2021 in the original principal amount of \$68,000.00

Deed of Trust (Security Instrument):
Date: May 04, 2021
Grantor: WILBER RENE BONILLA MARTINEZ, a single man, and CAROL I. PEREZ CORTEZ, a single woman
Mortgagee: Colony Ridge Land, LLC
Recording information: County Clerk's File No. 2021-5093, of the Official Public Records of San Jacinto County, Texas.

Property: Lot TWENTY (20), Block FIVE (5) of TRAILS END, Section TWO (2), a subdivision in San Jacinto County, Texas, according to the map or plat thereof, recorded in Volume 00-1141, Page 4180, of the Real Property Records of San Jacinto County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC
Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305


County: San Jacinto
Date of Sale (first Tuesday of month): September 5, 2023
Time of Sale: 1:00 pm to 4:00 pm
Place of Sale: Place designated by the Commissioner's Court of San Jacinto County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act 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, 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 deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

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.

By: 
Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or
Jesse Pacheco, Acting as Foreclosure Agent on behalf of
T-Rex Management, Inc., as Manager of
Colony Ridge Land, LLC (Mortgagee)

"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."

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Colony Ridge Land, LLC, P.O. Box 279, Fresno, Texas 77545, please call (281) 399-7733 or (832) 802-0080.