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Accepted for Filing in:

San Jacinto County

On: Feb 09, 2023 at 11:24A

By Kyla Willner

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: 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: 04/04/2023

Time: 01:00 PM

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

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

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

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

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

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



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

Certificate of Posting

I am Shawne Hernandez whose address is 670 AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2/9/23 I filed this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioner's Court.



20-000172-126-1 / 21 ELDERBERRY ROAD, SHEPHERD

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NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOTS FIVE (5) AND SIX (6), BLOCK FOUR (4), UNIT ONE (1) OF WHISPERING PINES VILLAGE OF WATERWOOD, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 4 OF THE PLAT RECORDS, SAN JACINTO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/14/2017 and recorded in Document 20180081 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: 04/04/2023

Time: 01:00 PM


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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section §1.009 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.

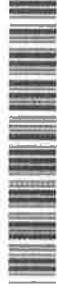
5. Obligations Secured. The Deed of Trust executed by JOSHUA BROWN AND TERRY D BROWN AND ROBERT G LINNABERY AND ALMA LINNABERY, provides that it secures the payment of the indebtedness in the original principal amount of \$169,866.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and deed of trust and PENNYMAC LOAN SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PENNYMAC LOAN SERVICES, LLC c/o PENNYMAC LOAN SERVICES, LLC, 6101 Condor Drive, Moorpark, CA 93021 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

23-000010-375-1 (7/24605 CAMWOOD COURT, HUNTSVILLE)



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I am Stephanie Hernandez whose address is 2600 AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 11/11/13 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.

Certificate of Posting

33-000010-375-1 // 24605 CAMWOOD COURT, HUNTSVILLE, TX 77340

NOTICE OF SUBSTITUTE TRUSTEE'S 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Matter No.: 109871-TX

Date: February 23, 2023

County where Real Property is Located: San Jacinto

ORIGINAL MORTGAGOR: STEVEN LEONARD HOLT, AN UNMARRIED MAN
ORIGINAL MORTGAGEE: VETERANS LAND BOARD OF THE STATE OF TEXAS
CURRENT MORTGAGEE: VETERANS LAND BOARD OF THE STATE OF TEXAS
MORTGAGE SERVICER: VETERANS LAND BOARD OF THE STATE OF TEXAS

DEED OF TRUST DATED 11/18/2016, RECORDING INFORMATION: Recorded on 11/18/2016, as Instrument No. 20166631

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 12.0 ACRES, OF LAND, SITUATED IN THE MILES G. STEVENS SURVEY, A-51, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF AND PART OF A CALLED 106.015 ACRES DESCRIBED AS "TRACT NO. 2" IN VOLUME 172, PAGE 498 OF THE DEED PARTICULARLY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/4/2023, the foreclosure sale will be conducted in San Jacinto County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

VETERANS LAND BOARD OF THE STATE OF TEXAS is acting as the Mortgage Servicer for VETERANS LAND BOARD OF THE STATE OF TEXAS who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VETERANS LAND BOARD OF THE STATE OF TEXAS, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VETERANS LAND BOARD OF THE STATE OF TEXAS
Texas Vet - Mortgage Loans
GLO-Stephen F. Austin Bldg
1700 N. Congress Avenue
Austin, TX 78701

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.

Page 1 of 2




AP NOS/SOT 08212019

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WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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:  Tommy Jackson
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024
Tommy Jackson Sub. Trustee

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

201888956

JOE PRIDGEN

REGISTERED PUBLIC SURVEYOR

P. O. Box 23
Livingston, Texas 77551

Office Phone: 713 649-3430
Oklaska Exchange

STATE: Texas
COUNTY: San Jacinto

REFERENCE: James Sewell - Tract 2 - 12.0 Acres

DESCRIPTION:

Twelve acres, of land, situated in the Miles G. Stevens Survey, Abstr. No. 51 in San Jacinto County, Texas, and being out of and a part of a called 106.015 acres described as "Tract No. 2" in Volume 172, Page 498 of the Deed Records of said San Jacinto County; said 12.0 acres, of land being more particularly described as follows:

BEGINNING at a steel "T" iron for the Eastern corner of the herein described tract and the Southern corner of another 12.0 acre tract of land also carved out of said called 106.015 acres of even date heretofore, said iron also being in the centerline of a 30 ft. wide easement for ingress and egress, from said iron an 8" Sweet Gum mkd. "X" brs. N 40° W 31.8 ft., a 6" Elm mkd. "X" brs. North 30.5 ft., and a 7" Pine mkd. "X" brs. S 49° S 28.7 ft., said iron also being S 51° 08' 10" E 1327.67 ft. and S 38° 51' 50" W 1162.94 ft. from a Southland Paper Mills concrete monument, from said monument a 7" Sycamore mkd. "X" brs. N 16° N 30.2 ft., a 10" Black Walnut mkd. "X" brs. N 71° E 70.0 ft., a 13" Sycamore mkd. "X" brs. S 29° W 26.4 ft., and an 8" Sweet Gum mkd. "X" brs. N 42° W 43.3 ft., said Southland Paper Mills corner being, (by scale only), S 51° 08' E 1200 ft. from the most Northern corner of the Carey Land and Development Co., et al, Survey, Abstr. No. 493, said Southland Paper Mills corner also being, (by scale only), N 35° W ± 8.0 miles from Coldsprings, the county seat of said San Jacinto County;

FENCE Westerly with the centerline of said easement as follows:

1.) S 50° 23' 03" W 97.21 ft.; 2.) S 78° 46' 43" W 110.59 ft.;
3.) N 86° 53' 28" W 130.91 ft.; 4.) S 44° 49' 06" W 46.2 ft. to a steel "T" iron for a corner of the herein described tract, from said iron an 11" Sweet Gum mkd. "X" brs. S 56° E 22.8 ft., a 9" Pine mkd. "X" brs. S 16° E 45.4 ft., and an 8" Sweet Gum mkd. "X" brs. S 34° W 39.3 ft.;

FENCE N 83° 33' 33" W, passing at 714.86 ft. a steel "T" post for reference, from said post a 6" Mulberry mkd. "X" brs. S 31° E 21.0 ft., a 9" Sweet Gum mkd. "X" brs. N 69° E 27.4 ft., and a 16" Sycamore mkd. "X" brs. N 40° E 24.6 ft., and continuing to a total of 778.33 ft. to a point in Stephen Creek representing the most Western corner of the herein described tract and the most Northern corner of a 12.16 acre tract of land also carved out of said called 106.015 acres of even date heretofore;

FENCE along said Stephen Creek as follows:

1.) N 09° 55' 00" E 114.81 ft.; 2.) N 44° 15' 00" W 208.60 ft.;
3.) N 40° 40' 40" E 298.45 ft.; 4.) N 48° 37' 00" E 265.70 ft.;
5.) N 05° 49' 00" E 40.85 ft. to a point representing the most Northern corner of the herein described tract and the most Western corner of said 12.0 acre tract, from said point a steel "T" post for reference brs.
S 51° 08' 10" E 55.3 ft., from said post an 18" Pine mkd. "X" brs. N 06° W 4.5 ft., an 8" Sweet Gum mkd. "X" brs. S 32° W 6.9 ft., and a 6" Maple mkd. "X" brs. S 29° E 17.2 ft.;

FENCE S 51° 08' 10" E, passing at 55.3 ft. said reference post, and continuing to a total of 1088.92 ft. to the PLACE OF BEGINNING, and containing within these bounds 12.0 acres, more or less, of land. Said 12.0 acres, more or less, of land being SUBJECT TO a portion of said 30 ft. wide easement, 15 ft. of same lying inside the heretofore described tract; said 15 ft. wide portion being described as follows:

BEGINNING at the East corner of the heretofore described 12.0 acres, a steel "T" post for same, from said post an 8" Sweet Gum mkd. "X" brs. N 40° W 31.8 ft., a 5" Elm mkd. "X" brs. North 30.5 ft., and a 7" Pine mkd. "X" brs. S 40° E 28.7 ft.;

FENCE Westerly with the centerline of said 30 ft. wide easement as follows:

1.) S 50° 23' 03" W 97.28 ft.; 2.) S 78° 46' 43" W 110.59 ft.;
3.) N 86° 53' 28" W 130.91 ft.; 4.) S 44° 49' 06" W 46.20 ft.

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to a steel "T" iron for corner, from said iron an 11" Swast Gum mkd. "X" hrs. S 56° E 32.9 ft., a 9" Pine mkd. "X" hrs. S 16° E 45.4 ft., and an 8" Sweet Gum mkd. "X" hrs. S 14° W 39.3 ft.;

THENCE N 83° 33' 33" W 19.13 ft. to a point for corner in the Northern edge of said 30 ft. wide easement;

THENCE along the Northern edge of said 30 ft. wide easement:

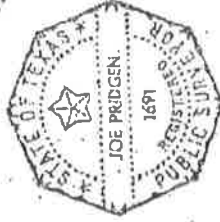
- 1.) N 44° 48' 07" E 64.79 ft.;
- 2.) S 86° 33' 28" E 135.79 ft.;
- 3.) N 78° 46' 43" E 104.88 ft.;
- 4.) N 50° 23' 03" E 90.34 ft. to a

point for corner;

THENCE S 51° 08' 10" E 15.31 ft. to the PLACE OF BEGINNING and containing within these bounds 0.13 of an acre, described herein are measured to the center of same.)

I, Joe Pridden, a Registered Public Surveyor, State of Texas, do hereby certify that the foregoing description is true and accurate, and was prepared from a survey made by me on the ground according to law.

April, 1983.



~~Joe Pridden, R.P.S.
No. 1691
State of Texas~~

EXHIBIT "A"

Together with the following described non-exclusive 30-foot right-of-way for purposes of ingress and egress to and from subject property, to wit:

Centerline description of a road right-of-way for ingress and egress over and across Tracts 1 and 2 as described in Volume 172, page 498 of the Deed Records of San Jacinto County, Texas; said easement being in the Miles G. Stephens Survey, Abstract No. 51, San Jacinto County, Texas, more particularly described as follows:

ENTERING said Tract One at a point on the North-west right-of-way line of State Highway No. 156, and being North 38° 28' 20" East 135.45 feet, and an arc distance of 77.95 feet from a Southland Paper Mills concrete monument (being corner No. 1698) from said monument an 18" Pine mkd X brs North 24 East 4.8 feet, a 20" Pine mkd X brs South 81 East 19 feet, and a 13" Pine mkd X brs South 39 East 15.1 feet, and a 6" Pine mkd X brs South 61 West 12 feet, said point in right-of-way being in County graded road;

THENCE Northwesterly with said road as follows:

1. } North 38° 07' 54" West 250.54 feet;
2. } North 37° 20' 00" West 333.00 feet;
3. } North 12° 29' 00" West 196.00 feet to a point more or less at the point of termination of County maintenance and also Lateral B hereafter described begins here.

LATERAL "B"

BEGINNING at the point of termination of County maintenance as noted heretofore in Lateral "A", the centerline being more particularly described as follows:

THENCE Westerly with a woods road as follows:

1. } North 59° 03' West 160.0 feet;
2. } North 80° 15' 00" West 424.55 feet;
3. } South 74° 00' West 288.4 feet;
4. } North 74° 49' 52" West 154.90 feet to the East corner of an 11.0 acres as carved from said Tracts One and Two;

THENCE continuing with the centerline of said road as follows:

1. } North 74° 49' 52" West 40.5 feet;
2. } North 89° 33' 52" West 227.55 feet to a concrete monument for the South corner of said 11.0 acres and the East corner of a 15.00 acre tract as carved from said Tract Two;

THENCE South 53° 55' 23" West 185.01 feet to a concrete monument for the South corner of said 15.00 acres, and the East corner of a 14.01 acre tract also carved from said Tract Two;

Exhibit B

THENCE continuing with the centerline of said Lateral "B" as follows:

1. } South 53° 55' 23" West 30.89 feet;
2. } South 82° 20' 38" West 286.15 feet;
3. } North 82° 46' 07" West 176.15 feet;
4. } North 81° 38' 07" West 83.08 feet to the South corner of said 14.01 acres;
5. } North 81° 38' 07" West 155.42 feet;
6. } South 83° 41' 23" West 303.00 feet to the

POINT OF TERMINATION of Lateral "B", being the end, more or less, of said woods road.
(NOTE: All witness trees described herein are measured to the center of same.)

This conveyance is made and accepted subject to a portion of a 30-foot wide easement, 15 feet of same lying inside the 15 acre tract; said 15-foot wide portion being described as follows:

BEGINNING at the most Eastern corner of said heretofore described 15.0 acres;

THENCE South 53° 55' 23" West 185.01 feet to the most Southern corner of said 15.0 acres;

THENCE North 51° 08' 10" West 15.53 feet to a point;

THENCE North 53° 55' 23" East 195.22 feet to a point;

THENCE South 13° 43' 08" East 16.22 feet to the PLACE OF BEGINNING, containing within these bounds 0.065 of an acre, more or less, of land.

Exhibit B

20166631
JOE BRIDGEN

REGISTERED PUBLIC SURVEYOR

P. O. Box 28
Livingston, Texas 77551

STATE: Texas
COUNTY: San Jacinto

Office Phone: 713 646-3430
Omnistake Exchange

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REFERENCE: James Sawell - Westerly Portion of 30 ft. wide Easement for Ingress and Egress

CENTERLINE DESCRIPTION of a 30 ft. wide easement for ingress and egress over and across a portion of a called 106.015 acres described as "Tract No. 2" in Volume 172, Page 498 of the Deed Records of San Jacinto County, Texas; said easement being in the Miles G. Stevens Survey, Abst. No. 51 in said San Jacinto County, and the centerline of said easement being more particularly described as follows:

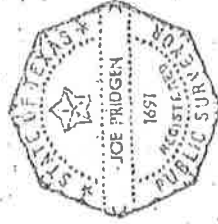
BEGINNING at a point in the centerline of a 30 ft. wide easement for ingress and egress surveyed by me in April, 1980, said point being S 83° 41' 23" W 152.0 ft. from a steel "T" post representing the most Northern corner of a 12.05 acre tract; the Western corner of a 12.0 acre tract, and in the Southern boundary line of another 12.0 acre tract surveyed of even date herewith out of said called 106.015 acres, from said post an 8" Pine mkd. "X" brs. S 64° W 23.2 ft.; a 10" Pine mkd. "X" brs. N 53° W 31.4 ft.; and a 6" Pine mkd. "X" brs. S 64° W 55° E 40.7 ft.; said point also being N 83° 41' 23" E 125.18 ft. from the Point of Termination of Lateral B of said 30 ft. wide easement surveyed in April, 1980 (said 125.18 ft. of said Lateral B being hereby abandoned for easement purposes, as it is no longer needed for same);

THENCE along the centerline of said 30 ft. wide easement as follows:

- 1.) S 32° 57' 03" W 123.84 ft.;
- 2.) S 50° 23' 03" W, passing at 89.18 ft. a steel "T" post representing the Southern corner of said second 12.0 acre tract and an Eastern corner of a third 12.0 acre tract, carved of even date herewith, out of said called 106.015 acre tract, from said post an 8" Sweet Gum mkd. "X" brs. N 40° W 31.2 ft.; a 6" Elm mkd. "X" brs. North 30.5 ft., and a 7" Pine mkd. "X" brs. S 40° E 28.7 ft.; and continuing to a total of 186.39 ft.;
- 3.) S 73° 46' 43" W 110.59 ft. to a steel "T" iron for the Western corner of said 12.05 acre tract and the most Eastern Northeast corner of a 12.16 acre tract also carved out of said called 106.015 acres of even date herewith, from said iron a 6" Sweet Gum mkd. "X" brs. S 22° E 30.4 ft., a 6" Pine mkd. "X" brs. S 27° W 45.8 ft., and a 7" Red Oak mkd. "X" brs. N 13° W 37.5 ft.;
- 4.) N 86° 53' 28" W 130.91 ft.;
- 5.) S 44° 48' 06" W 66.2 ft. to a steel "T" post for a corner of said third 12.0 acre tract and of said 12.16 acre tract, from said iron an 11" Sweet Gum mkd. "X" brs. S 56° E 32.3 ft., a 9" Pine mkd. "X" brs. S 16° E 45.4 ft.; and an 8" Sweet Gum mkd. "X" brs. S 14° W 39.3 ft.;
- 6.) S 53° 10' 50" W 464.8 ft. to the POINT OF TERMINATION of the herein described 30 ft. wide easement in the Eastern boundary line of a 2.19 acre tract also carved out of said 106.015 acres of even date herewith, said Point of Termination being N 47° 36' 34" W 15.18 ft. from a concrete monument representing the Eastern corner of said 2.19 acres and a re-entrant corner of said 12.16 acre tract, from said monument a 7" Pine mkd. "X" brs. S 77° W 7.8 ft.

I, Joe Bridgen, a Registered Public Surveyor, State of Texas, do hereby certify that the foregoing description is true and accurate, and was prepared from a survey made by me on the ground according to law.

April, 1983.



Joe Bridgen, R.P.S.
No. 1691
State of Texas

EXHIBIT "B"

470 TRAILS END DRIVE
CLEVELAND, TX 77328

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NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: April 04, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH END OF THE SAN JACINTO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 10, 2003 and recorded in Document DOCUMENT/BOOK 04-616, PAGE 3258 real property records of SAN JACINTO County, Texas, with LORANCE RAY MCCLENDON AND RITA K. MCCLENDON, grantor(s) and 5-G, INC., A TEXAS CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LORANCE RAY MCCLENDON AND RITA K. MCCLENDON, securing the payment of the indebtednesses in the original principal amount of \$68,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ATHENE ANNUITY AND LIFE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer 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 lien securing the Property referenced above. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618



NTSS00000009422064

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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is Stephanie Hernandez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/9/2013 I filed at the office of the SAN JACINTO County Clerk and caused to be posted at the SAN JACINTO County courthouse this notice of sale.

Declarants Name: Stephanie Hernandez
Date: 3/9/2013

470 TRAILS END DRIVE
CLEVELAND, TX 77328

00000060

00000009422064

00000009422064

SAN JACINTO

EXHIBIT "A"

BEING TRACT NO. 14, BLOCK 6, OUT OF TRAILS END ESTATES, PHASE ONE, BEING 1.5100 ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLAT THEREOF; RECORDED IN VOLUME 297, PAGE 125, 126, AND 127 OF THE REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS, INCLUDING ALL EXISTING IMPROVEMENTS.

00000062
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated APRIL 12, 2021, MARIA NARANJO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 13, Block 1 Out of TRAILS END ESTATES, Phase ONE, being 1.500 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 \$12,000.00 executed by MARIA NARANJO 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. 20213325, Volume 17143, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4TH day of APRIL, 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 FEBRUARY 15, 2023.


JENNIFER TOTEN

Substitute Trustee

AFTER RECORDING RETURN TO:

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

Accepted for Filing in:
San Jacinto County
On: Mar 13, 2023 at 10:51A
By Dawn Wright

00000063

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated APRIL 12, 2021, SERGIO CORONA conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 13, Block 1 Out of TRAILS END ESTATES, Phase ONE, being 1.500 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 \$12,000.00 executed by SERGIO CORONA 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. 20213325, Volume 17143, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4TH day of APRIL, 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 FEBRUARY 15, 2023.


JENNIFER TOTEN

Substitute Trustee

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

Accepted for Filing in:
San Jacinto County
On: Mar 13, 2023 at 10:51A
By Dawn Wright

00000064

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)
COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 8, 2021, ANGELA DAMIAN MEJIA conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 11, Block 1 Out of TRAILS END ESTATES, Phase TWO, being 1.8720 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 ANGELA DAMIAN MEJIA 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. 20217609, Volume 39899, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4TH day of APRIL, 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 FEBRUARY 15, 2023.


JENNIFER TOTEN

Substitute Trustee

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

Accepted for Filing in:
San Jacinto County
On: Mar 13, 2023 at 10:51A
By Dawn Wright

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 30, 2018, ELIONADES JIMENEZ CABRALES conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

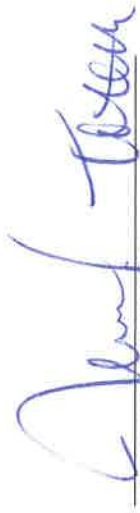
Being TRACT NO. 8 AND 9, Block 5 Out of TRAILS END ESTATES, Phase TWO, being 3.016 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$65,000.00 executed by ELIONADES JIMENEZ CABRALES 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. 20190314, Volume 1739, Page, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4TH day of APRIL, 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 FEBRUARY 16, 2023.


JENNIFER TOTEN
Substitute Trustee

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

Accepted for Filing in:
San Jacinto County
On: Mar 13, 2023 at 10:51A
By Dawn Wright

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)
COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JUNE 3, 2019, MICAELA TALAVERA-CERNAS conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

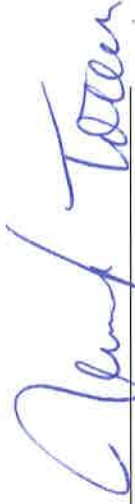
Being TRACT NO. 9, Block 14 Out of TRAILS END ESTATES, Phase 2, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$90,700.00 executed by MICAELA TALAVERA-CERNAS 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. 20193965, Volume 19074, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4TH day of APRIL, 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 FEBRUARY 16, 2023.



JENNIFER TOTEN
Substitute Trustee

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

Accepted for Filing in:
San Jacinto County
On: Mar 13, 2023 at 10:51A
By Dawn Wright

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)
COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JUNE 3, 2019, MANUEL REYES-ALANIS conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

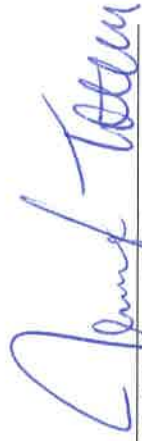
Being TRACT NO. 9, Block 14 Out of TRAILS END ESTATES, Phase 2, being 1.0110 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$90,700.00 executed by MANUEL REYES-ALANIS 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. 20193965, Volume 19074, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4TH day of APRIL, 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 FEBRUARY 16, 2023.


JENNIFER TOTEN

Substitute Trustee

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

Accepted for Filing in:
San Jacinto County
On: Mar 13, 2023 at 10:51A
By Dawn Wright

00000068

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JUNE 5, 2019, TULIO D. HERNANDEZ CHAVEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACTNO. 1, Block 23 Out of TRAILS END ESTATES, Phase TWO, being 1.1940 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 TULIO D. HERNANDEZ CHAVEZ 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. 20194940, Volume 24670, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4TH day of APRIL, 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 FEBRUARY 16, 2023.


JENNIFER TOTEN
Substitute Trustee

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

Accepted for Filing in:
San Jacinto County
On: Mar 13, 2023 at 10:51A
By Dawn Wright

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Accepted for Filing in:

San Jacinto County

On: Mar 14, 2023 at 09:35A

By Dawn Wright

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

THE REAL ESTATE AND IMPROVEMENTS LOCATED AT 221 GOVERNOR WOOD DRIVE, POINT BLANK, TEXAS 77364, MORE PARTICULARLY DESCRIBED AS BEING THE SURFACE RIGHTS ONLY TO LOTS FORTY (40), FORTY-ONE (41), AND THE SOUTH 114.9 FEET OF LOT THIRTY-NINE (39), BLOCK 2, OF GOVERNOR'S POINT, SECTION 1, AN ADDITION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF IN VOLUME 113, PAGE 481 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Date: April 4, 2023

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: SAN JACINTO County, at the north end of the San Jacinto County Courthouse in Coldspring, Texas, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. 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. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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

xxx063 Selmer

the deed of trust. Prospective bidders are advised to conduct an independent investigation 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.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Mike Selmer and Kelly Selmer ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated October 6, 2014 and executed by Debtor in the Original Principal Amount of \$54,000.00. The current beneficiary of the Deed of Trust is La Ragazzi Trust 2017, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated October 6, 2014, designating Anne B. Little as the Original Trustee and is recorded in the office of the County Clerk of SAN JACINTO County, Texas, under Instrument No. 20145703, of the Real Property Records of SAN JACINTO County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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

8. **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.**

DATED 3-14-2023

Donna Caddenhead

Donna Caddenhead, David Garvin, Penney Thornton, Sharon St. Pierre,
Richard E. Anderson, Ray Vela or Cesar DeLaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

TRACT ONE

This tract is a part of a tract of land being sold by the State of Tennessee under the provisions of the Act of the Tennessee General Assembly, passed at the Regular Session of the Tennessee General Assembly, in the year 1820, and is situated in the County of Shelby, Tennessee, and is described as follows:

BEHAVIOR of the said tract of land, being the same as is described in the Act of the Tennessee General Assembly, passed at the Regular Session of the Tennessee General Assembly, in the year 1820, and is situated in the County of Shelby, Tennessee, and is described as follows:

BEHAVIOR of the said tract of land, being the same as is described in the Act of the Tennessee General Assembly, passed at the Regular Session of the Tennessee General Assembly, in the year 1820, and is situated in the County of Shelby, Tennessee, and is described as follows:

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Accepted for Filing in

San Jacinto County

On Mar 14, 2023 at 10:04A

By Dawn Wright

Notice of Substitute Trustee's Sale

Date: March 6, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated April 30, 2017 in the original principal amount of \$56,900.00

Deed of Trust (Security Instrument):

Date: April 30, 2017

Grantor: PEDRO CASTILLO ESTRADA, a single man

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2017-5184, of the Official Public Records of San Jacinto County, Texas.

Property: Lot TWENTY-FOUR (24), Block FIVE (5), TRAILS END SUBDIVISION, Phase 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): April 4, 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.