

Notice of Substitute Trustee's Sale

Notice is hereby given that a public sale at auction of the Property (as the term is defined and described below) will be held at the date, time and place specified in this notice.

Certain Terms and Information

Date of Sale:

Tuesday, August 6, 2024

Time of Sale:

The earliest time at which the sale shall occur is 10:00 a.m. or within three hours after that time.

Place of Sale:

North end of the San Jacinto County Courthouse, 1 State Highway 150, Coldspring, Texas or IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Information Regarding the Deed of Trust Lien That Is the Subject of this sale:

Name of Document:	Deed of Trust
Date:	April 16, 2015
Grantor:	Dyson Ward Adams and D'Ann Woodruff Adams
Beneficiary:	PEOPLES STATE BANK
Trustee:	Mark Hamilton
Recording Information:	County Clerk's File No. 20151686, Page 8482 et seq., Official Public Records of San Jacinto County, Texas.
Property Description:	1.00 acre of land as situated in the J.D. Martinez Survey, A-31, San Jacinto County, Texas and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Indebtedness Secured:

Name of Document: *Promissory Note*

Date: April 16, 2015

Face Amount: TWO HUNDRED TWENTY-THREE THOUSAND AND NO/100 DOLLARS (\$223,000.00)

Maker: Dyson Ward Adams and D'Ann Woodruff Adams

Lender: PEOPLES STATE BANK

Current Owner and Holder of the Note: PEOPLES STATE BANK

Accepted for Filings in
San Jacinto County
On Jul 02, 2024 at 08:52A
By Kyla Willner

Postponement Rights

The Deed of Trust permits the Lender to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee, or, if appropriate, the Substitute Trustee, under the Deed of Trust need not appear at the date, time and place of a scheduled sale announce the postponement, withdrawal or

rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirement of the Texas Property Code. The reposting or refiling may be after the date originally schedule for this sale.

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 Lender thereunder to have the bid credited 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 his, her, its or their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any liens, security interests, encumbrances and other title matters set for in the Deed of Trust, so prospective bidders are reminded that by law the sale will necessarily be made subject to all liens, security interests, encumbrances and other prior matters of record affecting the Property, if any to the extent that they remain in full force and effect and have not been subordinated to the Deed of Trust.

The sale shall not cover any of the Property that has been released of public record from the lien of the Deed of Trust.

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

Pursuant to the Deed of Trust, the Current Owner and Holder of the Note has the right to direct the Trustee, or, if appropriate, the Substitute 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 its "as is, and 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, or if appropriate, Substitute 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 if appropriate Substitute Trustee.

Type of Sale

The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantor.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Default in Indebtedness Secured

Default has occurred in the payment of the Indebtedness Secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the Indebtedness Secured by the Deed of Trust has been accelerated and such Indebtedness Secured is now wholly due and payable.

Request to Act and Conduct Sale

Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

Questions concerning the sale may be direct to the undersigned at 501 W. Church St., Livingston, Texas 77351 or to the Lender, PEOPLES STATE BANK, at 5850 Hwy 59 S., Shepherd, Texas 77371.

Notice is also given that before the sale the Lender may appoint another person as Trustee to conduct the 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.

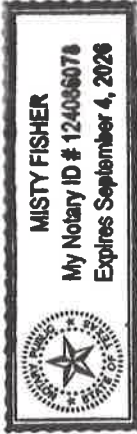
IN THE WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the 26th day of June, 2024.




Joshua L. McMahon IV, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF ANGELINA §

This instrument was acknowledged before me on this 26th day of June, 2024, Joshua L. McMahon IV, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.





Notary Public, State of Texas

EXHIBIT "A"

PROPERTY DESCRIPTION:

FIELDNOTES TO 1.00 ACRE OF LAND AS SITUATED IN THE J. D. MARTINEZ SURVEY, A-31, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 261.60 ACRES DESCRIBED AS TRACT (e) IN DEED TO GALE W. ALTMAN, TRUSTEE OF THE WILLIAM LEWIS WOODRUFF TRUST, AS RECORDED IN CLERK'S FILE NO. 04-772B, PAGE 33694 OF THE OFFICIAL PUBLIC RECORDS OF SAID SAN JACINTO COUNTY, TEXAS. SAID 1.00 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ Inch Iron rod set for the west corner of this tract on the northeast right of way of Thompson Road, same being on a southwest line of said 261.60 acres at a point S 23° 47' E 155.16 from the west corner of same;

THENCE: N 66° 13' E 155.00 Ft., on a line within said 261.60 acres, to a ½ Inch Iron rod set for the north corner of this tract;

THENCE: S 23° 47' E 285.58 Ft., continuing within said 261.60 acres, to a ½ Inch Iron rod set for the east corner of this tract;

THENCE: S 66° 13' W 139.89 Ft., continuing within said 261.60 acres, to a ½ Inch Iron rod set for the south corner of this tract on the northeast right of way of said Thompson Road, same being on a southwest line of said 261.60 acres;

THENCE: N 37° 46' W 47.32 Ft., N 25° 12' W 148.77 Ft. and N 23° 47' W 90.94 Ft., with said northeast right of way and southwest lines, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 1.00 ACRE OF LAND.

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NOTICE OF TRUSTEES SALE

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

DATE: July 1, 2024

DEED OF TRUST:

Accepted for Filing in:
San Jacinto County
On: Jul 10, 2024 at 02:29P
By Dawn Wright

DATE: May 3, 2023

GRANTOR JOSE ALFREDO MOLINA QUINONEZ

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: CANELO INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: San Jacinto

RECORDED IN: Document # 2023-4288-21891 of the Real Property Records of San Jacinto County, Texas.

PROPERTY: BEING LOT 10 , BLOCK 5, SECTION 1 OF SHERWOOD FOREST, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 174, PAGE 123 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN R78395)

NOTE:

DATE: May 3, 2023

AMOUNT: Twenty One Thousand Eight Hundred Fifty Dollars and No Cents (\$ 21,850.00)

MAKER: JOSE ALFREDO MOLINA QUINONEZ

PAYEE: CANELO INVESTMENTS, LLC

HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC
1106 N AVENUE E EXT
HUMBLE, TX 77338

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

DATE OF SALE OF PROPERTY: Tuesday, AUGUST 6th, 2024

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

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

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 CARREON TIJERINA

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA 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 1, 2024



NOTARY PUBLIC
STATE OF TEXAS

Yesenia De Leon
4-24-27

After recording return to:
CANELO INVESTMENTS, LLC
P.O BOX 14567
HUMBLE, TX 77347

00000143

Accepted for Filing in:
San Jacinto County
On: Jul 10, 2024 at 02:57P
By Dawn Wright

Notice of Foreclosure Sale

July 2, 2024

Deed of Trust ("Deed of Trust"):

Dated: July 7, 2021

Grantor: Gilbert Cristan, Jr. and Joanie Luther Cristan

Trustee: Melissa L. Hannah

Lender: Donna Mitchell, Judy Mitchell Hardin, and Perry Joe Mitchell, Sr.

Recorded in: Document number 20217942 of the real property records of San Jacinto County, Texas

Legal Description: Lot Eleven(11), Block One(1), Section Two (2) of POINT LOOKOUT WEST, an addition in San Jacinto County, Texas as shown by the map or plat thereof recorded in Volume 104, Page 132 of the Deed Records of San Jacinto County, Texas, and being that property conveyed by deed from Lewis C. Holder, et al., to Clara Jean Luker, to which instrument and the record thereof reference is here made for further particulars

Lot Fourteen (14), Block One (1), Section Two (2) of POINT LOOKOUT WEST, an addition in San Jacinto County, Texas.

Lot thirteen (13) of WHIPPORWILL HOLLOW SUBDIVISION in San Jacinto County, Texas, as the same is described and depicted by the official map and plat thereof said Subdivision recorded in Volume 127, Page 260 of the Deed Records of San Jacinto County, Texas.

Lots Twelve (12) and Thirteen (13), Block One (1), Section Two (2) of POINT LOOKOUT WEST, an addition in San Jacinto County, Texas, as shown by the map or plat thereof recorded in volume 104, page 132 of the Deed Records of San Jacinto County, Texas, and being that property conveyed by deed from A. Halla, Jr., et al, to Allan L. Graber, dated March 28, 1975, recorded in Volume 148, Page 575 of the Deed Records of San Jacinto County, Texas to which instrument and the record thereof reference is here made for further particulars.

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Secures: Promissory Note ("Note") in the original principal amount of \$110,871.94, executed by Gilbert Cristan, Jr. and Joanie Luther Cristan ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date:

Tuesday, August 6, 2024

Time:

The sale of the Property will be held between the hours of 10:00 A.M. and 2:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.

Place:

THE NORTH END OF THE SAN JACINTO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Donna Mitchell's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Donna Mitchell, the owner and holder of the Note, has requested Trustee to sell the Property.

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

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

If Donna Mitchell passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

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



Melissa L. Hannah
200 East Lufkin Ave.
Lufkin, Texas 75901
Telephone (936) 632-6350
Telecopier (936) 632-6355

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES BY AFFIDAVITLY HENDERSON 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 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.467 ACRES OF LAND SITUATED IN THE BERRY BEASLEY SURVEY, ABSTRACT NO. 3, SAN JACINTO COUNTY, TEXAS; AND BEING CALLED THE DAVIES AND BILLIE JEAN REED CALLED 0.467 ACRE TRACT DESCRIBED IN VOLUME 124, PAGE 251 S.J.D.R. AND BEING OUTH OF A CALLED 1 ACRE TRACT DESCRIBED IN 194, PAGE 544 S.I.D.R.; SAID 0.467 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF THE JAMES CARTER 0.467 ACRE TACT AS DESCRIBED IN VOLUME 124, PAGE 708 S.J.D.R.;

THENCE NORTH 16 DEGREES 11 MINUTES 16 SECONDS WEST, A DISTANCE OF 181.40 FEET WITH THE CARTER LINE TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT AND SAME BEING IN THE SOUTH LINE OF THE AGNES CARTER CALLED 0.066 ACRE TRACT;

THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS EAST, A DISTANCE OF 117.09 FEET, (CALLED 116.81 FEET) TO AN AXLE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 15 DEGREES 50 MINUTES 58 SECONDS EAST, A DISTANCE OF 181.96 FEET TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAME BEING IN THE NORTH LINE OF THE CALLED MILDRED RODRIGUEZ CALLED 0.89 ACRE TRACT AS DESCRIBED IN VOLUME 312, PAGE 398 S.J.D.R.;

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 116.22 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20350 SQUARE FEET OR 0.467 ACRES MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/16/2004 and recorded in Document 04-2129 real property records of San Jacinto County, Texas.

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

Date: 08/06/2024
Time: 01:00 PM

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

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

5. *Obligations Secured.* The Deed of Trust executed by DAVIES REED AND BILLIE JEAN REED, provides that it secures the payment of the indebtedness in the original principal amount of \$66,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-OPT1 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 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-OPT1 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-OPT1 obtained a Order from the 411th District Court of San Jacinto County on 06/27/2024 under Cause No. CV17,861. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ 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.

16-005671-670-5 // 11 DAVIES REED L.N., CLEVELAND, TX 77328

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Accepted for Filing in:

San Jacinto County

On: Jul 11, 2024 at 02:51P

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 5, 2020, JUAN MANUEL MORALES LOPEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 12, Block 3 Out of TRAILS END, Phase TWO, being 1.501 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$45,564.00 executed by JUAN MANUEL MORALES LOPEZ and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20206826, Volume, Page 34770, 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 6TH day of AUGUST, 2024, 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 JUNE 12, 2024.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
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)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated APRIL 15, 2019, FERNANDA MICHAEL 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. 31, Block 7 Out of TRAILS END, Phase TWO, being 1.247 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 \$85,000.00 executed by FERNANDA MICHAEL PEREZ and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20192690, Volume, Page 12707, 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 6TH day of AUGUST, 2024, 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 JUNE 11, 2024.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

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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

By Cindy Henderson

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

Being TRACT NO. 16, Block 9 Out of TRAILS END, Phase TWO, being 1.0090 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$45,552.00 executed by JOSE HERNANDEZ BLANCO and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20205201, Volume, Page 26808, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of AUGUST, 2024, 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 JUNE 18, 2024.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000149

San Jacinto County

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

Filed 06/03/2024 at 02:51P

Underston

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 13, 2012, HUGO ZEPEDA conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

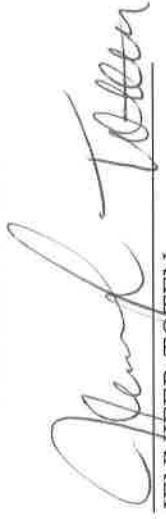
Being TRACT NO. 27 AND 28, Block 13 Out of TRAILS END, Phase 2, being 2.0220 Acres of land, more or less, being the same tract of land as shown on the map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$72,900.00 executed by HUGO ZEPEDA and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2012006234, Volume , Page 25502, 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 6TH day of AUGUST, 2024, 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 JUNE 3, 2024.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
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)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 13, 2012, DOMINGA ZEPEDA conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 27 AND 28, Block 13 Out of TRAILS END, Phase 2, being 2.0220 Acres of land, more or less, being the same tract of land as shown on the map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$72,900.00 executed by DOMINGA ZEPEDA and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2012006234, Volume , Page 25502, 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 6TH day of AUGUST, 2024, 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 JUNE 3, 2024.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, L.P.
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000151

San Jacinto County

On: Jul 11, 2024 at 02:51P

By Cindy Henderson

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MARCH 23, 2019, GUSTAVO BRAULIO MORA conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 17, Block 14 Out of TRAILS END, Phase TWO, 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 \$57,000.00 executed by GUSTAVO BRAULIO MORA and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20192086, Volume , Page 10070, 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 6TH day of AUGUST, 2024, 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 JUNE 20, 2024.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000152

By Cindy Henderson

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MARCH 23, 2019, ADELA MUNOZ GOMEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 17, Block 14 Out of TRAILS END, Phase TWO, 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 \$57,000.00 executed by ADELA MUNOZ GOMEZ and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20192086, Volume, Page 10070, 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 6TH day of AUGUST, 2024, 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 JUNE 20, 2024.



JENNIFER TO TEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

00000153

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

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MARCH 22, 2022, MARTIN RODRIGUEZ conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

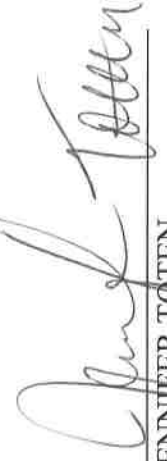
Being TRACT NO. 14, Block 19 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$66,276.00 executed by MARTIN RODRIGUEZ and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 202222220, Volume, Page 11774, 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 6TH day of AUGUST, 2024, 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 JUNE 18, 2024.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
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 TRUSTEE'S SALE

STATE OF TEXAS)
COUNTY OF SAN JACINTO)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MARCH 22, 2022, CLAUDIA Y. RODRIGUEZ conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:


Being TRACT NO. 14, Block 19 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$66,276.00 executed by CLAUDIA Y. RODRIGUEZ and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20222220, Volume , Page 11774, 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 6TH day of AUGUST, 2024, 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 JUNE 18, 2024.


JENNIFER TOTEN
Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
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)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated SEPTEMBER 12, 2018, EMANUEL MERCADO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

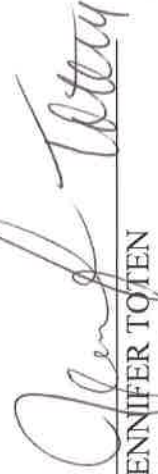
Being TRACT NO. 18, Block 19 Out of TRAILS END, Phase TWO, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$64,000.00 executed by EMANUEL MERCADO and made payable to 5G, LLC F/K/A 5G, LP. (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 20187241, Volume , Page 36314, 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 6TH day of AUGUST, 2024, 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, SAN JACINTO, 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 JUNE 11, 2024.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on September 07, 2023, Above & Beyond Drywall, LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$178,000.00, payable to the order of Priority Investor Loans, LLC, which Deed of Trust is recorded under Clerk's File No. 20235720 in the Real Property Records of San Jacinto County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Being Lot Twelve (12), in Block Three (3), Unit One (1), of WATERWOOD COUNTRY CLUB ESTATES, a subdivision in San Jacinto County, Texas, as shown by the Replat Revision No. 1, recorded in Volume 4, Page 24, of the Plat Records of San Jacinto County, Texas, commonly known as 22340 Augusta Court, Huntsville, Texas 77320; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Donna Caddenhead, David Garvin, Penney Thornton, Sharon St. Pierre, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Priority Investor Loans, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **San Jacinto County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **San Jacinto County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 PM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, August 06, 2024**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of July 16, 2024.



Signature

Donna Caddenhead

Printed Name

Substitute Trustee

Matter No. 1974

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.