

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 12, 2016 and recorded under Clerk's File No. 20167159, in the real property records of SAN JACINTO County Texas, with Charles L. Williams, Jr and Leah N. Williams, Husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Charles L. Williams, Jr and Leah N. Williams, Husband and wife securing payment of the indebtedness in the original principal amount of \$130,369.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Charles L. Williams, Jr.. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

#### Legal Description:

**LOT NO.(S)57, SECTION G, HOLIDAY VILLAGES OF LIVINGSTON SUBDIVISION, AS SHOWN BY THE PLAT THEREOF RECORDED IN FILE NO. 03-2803, PAGE 11826, PLAT RECORDS, SAN JACINTO COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 04/05/2022**

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

**Location of Sale:** The place of the sale shall be: SAN JACINTO County Courthouse, Texas at the following location: At the north end of the San Jacinto County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

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

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



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

**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, Rebecca Hammond, Keata Smith, Kyle Barclay, Margie Allen, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on 01/07/2022.

/s/ Aaron J. Demuth SBOT No. 24111076, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-21-0967

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Accepted for Filing in:

San Jacinto County

On: Feb 17:2022 at 09:12A

By Cindy Henderson

22-000520

121 Ridley Ln, Cleveland, TX 77328

**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: 04/05/2022

Time: Between 1pm - 4pm and beginning not earlier than 1pm - 4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of San Jacinto County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 6/13/2013 and recorded in the real property records of San Jacinto County, TX and is recorded under Clerk's File/Instrument Number 2013003451, with John R. Jackson and Lorelei Roche Jackson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Hometrust Mortgage

Company mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by John R. Jackson and Lorelei Roche Jackson, securing the payment of the indebtedness in the original amount of \$263,415.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING 16.4 ACRES (716,499 SQUARE FEET) OF LAND SITUATED IN THE JAMES PATTERSON SURVEY, ABSTRACT NO. 245, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 20.4 ACRE TRACT OF LAND CONVEYED TO GEORGE MAC RIDLEY AND WIFE, NANCY E. RIDLEY, BY INSTRUMENT RECORDED IN VOLUME 122, PAGE 325 OF THE SAN JACINTO COUNTY DEED RECORDS; SAID 16.4 ACRES (716,499 SQUARE FEET) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE REFERENCED TO THE MONUMENTED NORTH LINE OF SAID 20.4 ACRE TRACT):

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 1.56 ACRE TRACT OF LAND CONVEYED TO CLYDE W. SHELTON AND WIFE, LILLY M. SHELTON, BY INSTRUMENT RECORDED IN VOLUME 87, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY AND BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THE RESIDUE OF SAID RIDLEY 20.4 ACRES AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT AND ALSO BEING IN THE NORTH LINE OF THAT CERTAIN 3.2145 ACRE TRACT OF LAND CONVEYED TO MIKE BLANE RUSSELL BY INSTRUMENT RECORDED IN VOLUME 257, PAGE 896 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY;

THENCE N87 DEGREES 44 MINUTES 37 SECONDS W (CALLED N88 DEGREES W) 835.81 FEET, WITH A BARBED WIRE FENCE, TO A 3/4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID



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RUSSELL 3.2145 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN 30 ACRE TRACT OF LAND CONVEYED TO JAMES A. BAKER AND WIFE, NORMA BAKER, BY INSTRUMENT RECORDED IN VOLUME 124, PAGE 251 OF THE SAN JACINTO COUNTY DEED RECORDS, AND BEING AN ANGLE POINT IN THE SOUTH LINE OF THIS TRACT;

THENCE N88 DEGREES 53 MINUTES 22 SECONDS W 992.68 FEET (CALLED WEST 972.22 FEET), WITH A BARBED WIRE FENCE, TO A 2-1/2 INCH IRON PIPE INSIDE A 4 INCH IRON PIPE AT A FENCE CORNER FOUND FOR THE NORTHWEST CORNER OF SAID BAKER 30 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID RIDLEY 20.4 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THIS TRACT AND ALSO BEING IN THE EAST LINE OF THOSE CERTAIN 28,470.3 ACRES OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED IN VOLUME 32, PAGE 303 OF THE SAN JACINTO COUNTY DEED RECORDS;

THENCE N01 DEGREES 18 MINUTES 47 SECONDS E 452.44 FEET (CALLED NORTH 428 FEET), WITH A MARKED LINE, TO AN IRON ROD WITH CAP MARKED "J2XXI J21V FOUND FOR AN INTERIOR CORNER OF SAID 28470.3 ACRES AND BEING THE NORTHWEST CORNER OF SAID RIDLEY 20.4 ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE S89 DEGREES 07 MINUTES 00 SECONDS E 1212.17 FEET, WITH A MARKED LINE AND BEING A SOUTH LINE OF SAID 28470.3 ACRES, SAME BEING THE NORTH LINE OF SAID RIDLEY 20.4 ACRE TRACT, TO A 14 INCH DIAMETER ELM TREE FOR THE NORTHWEST CORNER OF THAT CERTAIN 1.0 ACRE TRACT OF LAND OUT OF SAID RIDLEY 20.4 ACRE TRACT CONVEYED TO W. B. HICKMAN AND WIFE, MARY ANN HICKMAN, BY INSTRUMENT RECORDED IN VOLUME 146, PAGE 455 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT AND FROM WHICH 5/8 INCH IRON RODS WITH CAPS SET FOR REFERENCE BEAR N89 DEGREES 07 MINUTES 00 SECONDS W 3.00 FEET AND S1 DEGREES 17 MINUTES 47 SECONDS W 3.00 FEET AND A FOUND 1/2 INCH IRON ROD BEARS N1 DEGREES 17 MINUTES 47 SECONDS W 2.10 FEET;

THENCE S1 DEGREES 17 MINUTES 47 SECONDS W 212.58 FEET (CALLED S0 DEGREES 53 MINUTES 00 SECONDS W 208.7 FEET), PASSING AT 204.22 FEET A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF SAID HICKMAN 1.0 ACRE TRACT, TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID HICKMAN 1.0 ACRE TRACT AND BEING AN INTERIOR CORNER OF THIS TRACT;

THENCE S89 DEGREES 44 MINUTES 00 SECONDS E (CALLED S89 DEGREES 07 MINUTES 00 SECONDS E) 760.22 FEET, PASSING AT 107.40 FEET THE NORTHWEST CORNER OF A 30-FOOT WIDE PRIVATE DRIVEWAY EASEMENT, AND PASSING AT 207.40 FEET THE SOUTHEAST CORNER OF SAID HICKMAN 1.0 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 1.06 ACRE TRACT OF LAND OUT OF SAID RIDLEY 20.4 ACRE TRACT CONVEYED TO THURMAN E. BABB AND SHIRLEY Y. BABB BY INSTRUMENT RECORDED UNDER FILE NUMBER 11-2414 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, AND PASSING AT 429.75 FEET A 5/8 INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF SAID BABB 1.06 ACRE TRACT AND FROM WHICH A 1 INCH PIPE BEARS N 0 DEGREES 40 MINUTES 50 SECONDS E 4.13 FEET, TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT AND BEING THE NORTHEAST CORNER OF SAID 30-FOOT WIDE DRIVEWAY EASEMENT AND ALSO BEING IN THE EAST LINE OF SAID RIDLEY 20.4 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF F.M. (FARM TO MARKET) HIGHWAY 2025, BASED ON 80 FEET IN WIDTH;

THENCE S41 DEGREES 40 MINUTES 26 SECONDS E 40.33 FEET, WITH THE EAST LINE OF SAID RIDLEY 20.4 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2025, TO A

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3 INCH SQUARE CONCRETE MONUMENT FOUND FOR THE ORIGINAL NORTHEAST CORNER OF SAID SHELTON 1.56 ACRE TRACT AND BEING THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID DRIVEWAY EASEMENT;

THENCE N89 DEGREES 44 MINUTES 00 SECONDS W (CALLED N89 DEGREES 39 MINUTES 46 SECONDS W) 171.57 FEET, WITH THE SOUTH LINE OF SAID DRIVEWAY EASEMENT, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID SHELTON 1.56 ACRE TRACT AND BEING AN INTERIOR CORNER OF THIS TRACT;

THENCE S1 DEGREES 17 MINUTES 13 SECONDS W 240.46 FEET (CALLED S0 DEGREES 20 MINUTES 14 SECONDS W 240.22 FEET) TO THE PLACE OF BEGINNING AND CONTAINING 16.4 ACRES (716,499 SQUARE FEET) OF LAND.

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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

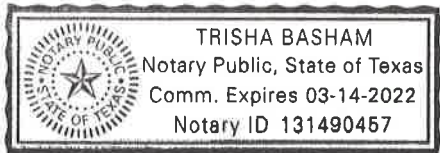
Wells Fargo Bank, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC 29715

Tommy Jackson  
SUBSTITUTE TRUSTEE  
Tommy Jackson, Keata Smith  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF San Jacinto

Before me, the undersigned authority, on this day personally appeared Tommy Jackson, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day of February, 2022.



Trisha Basham  
NOTARY PUBLIC in and for  
San Jacinto COUNTY  
My commission expires: 3-14-2022  
Print Name of Notary:  
Trisha Basham

**CERTIFICATE OF POSTING**

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-17-22 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.

Tommy Jackson  
Declarants Name: Tommy Jackson  
Date: 2-17-22





address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **April, 2022 (April 5, 2022)**, at the area inside the main lobby of the San Jacinto County Courthouse, at 1 Tx 150, Coldspring, Texas 77331, or if the preceding area is no longer the designated area, at the area most recently designated by the San Jacinto County Commissioner's Court, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

**Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 11:00 A.M. and no later than three hours after that time.**

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Trustee to conduct the sale.

Witness my hand this 1 day of March, 2022

ERIC R. HIRD, Trustee  
1725 Hughes Landing Blvd., Suite 860  
The Woodlands, Texas 77380

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

This instrument was acknowledged before me on this 1 day of March, 2022 by ERIC R. HIRD.



\_\_\_\_\_  
Notary Public for the State of Texas



Accepted for Filing in:  
San Jacinto County  
On: Mar 01, 2022 at 02:29P  
By Cindy Henderson

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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: February 25, 2022

### DEED OF TRUST:

DATE: April 17, 2019  
GRANTOR: PAUL ANTHONY DOUTHITT-TEICHMILLER & KRYSTAL DAWN SWEARINGEN  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO  
RECORDED IN: Document # 20192982 of the Real Property Records of SAN JACINTO County, Texas.  
PROPERTY: BEING LOTS ONE HUNDRED AND SEVENTY NINE (179) AND ONE HUNDRED AND EIGHTY (180), OF LAKE TEJAS, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 76, PAGE 402 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN 72376)

### NOTE:

DATE: April 17, 2019  
AMOUNT: Thirty Three Thousand Two Hundred Fifty Dollars and No Cents ( \$ 33,250.00 )  
MAKER: PAUL ANTHONY DOUTHITT-TEICHMILLER & KRYSTAL DAWN SWEARINGEN  
PAYEE: VILLA BLANCA PROPERTIES, LLC.  
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
1106 N AVENUE E  
HUMBLE, TX 77338

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

DATE OF SALE OF PROPERTY: Tuesday, APRIL 5th, 2022

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

PLACE OF SALE OF PROPERTY: Front steps of the SAN JACINTO County Courthouse, SAN JACINTO County, Texas.

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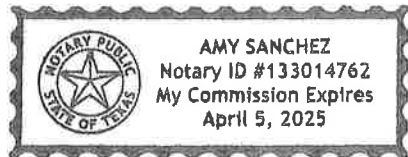
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above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

ELVA L CARREON-TIJERINA

STATE OF TEXAS            §  
  §  
COUNTY OF HARRIS       §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 25, 2022



\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS  
Amy Sanchez  
04/05/25

After recording return to:

ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

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

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

**DEED OF TRUST INFORMATION:**

Date: **November 12, 2019**

Grantor(s): **Vicki L. Edwards and Larry Edwards, wife and husband**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services.**

Original Principal: **\$85,619.00**

Recording Information: **Instrument No. 20197307**

Property County: **San Jacinto**

Property: **A TRACT OR PARCEL OF LAND CONTAINING 1.000 ACRE OUT OF THE NORTHERLY PART OF A 21.45 ACRE TRACT AWARDED TO EVERITT WANZA DESCRIBED JUDGEMENT PARTITION RECORDED VOLUME P, PAGE 234 IN THE DISTRICT COURT OF SAN JACINTO COUNTY, TEXAS IN THE WILLIAM MORRIS SURVEY, ABSTRACT 38 IN SAN JACINTO COUNTY, SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:**

**COMMENCING AT A POINT MARKING THE NORTH CORNER OF A CALLED 10.455 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 21.45 ACRE TRACT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SNOWHILL ROAD (60 FT. RIGHT-OF-WAY);**

**THENCE NORTH 60 DEGREES 49 MINUTES 52 SECONDS EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SNOWHILL ROAD A DISTANCE OF 103.00 FT. TO A 3/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 1.000 ACRE TRACT;**

**THENCE NORTH 60 DEGREES 50 MINUTES 15 SECONDS EAST CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SNOWHILL ROAD A DISTANCE OF 60.85 FT. TO A 3/8 INCH IRON ROD SET AT AN ANGLE POINT;**

**THENCE NORTH 77 DEGREES 04 MINUTES 13 SECONDS EAST CONTINUING WITH SAID SNOWHILL ROAD A DISTANCE OF 150.34 FT. TO A 3/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 1.000 ACRE TRACT;**

THENCE SOUTH 12 DEGREES 50 MINUTES 41 SECONDS EAST SEVERING CALLED 21.45 ACRE TRACT A DISTANCE OF 211.30 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.000 ACRE TRACT;

THENCE SOUTH 77 DEGREES 09 MINUTES 14 SECONDS WEST A DISTANCE OF 208.74 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND MARKING A RE-ENTRANT CORNER OF THE REMAINDER OF SOLD 21.45 ACRE TRACT;

THENCE NORTH 12 DEGREES 50 MINUTES 38 SECONDS WEST A DISTANCE OF 193.98 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND.

Property Address: 1601 Snow Hill Road  
Coldspring, TX 77331

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services  
Mortgage Servicer: Cascade Financial Services  
Mortgage Servicer 2701 E Insight Way  
Address: Suite 150  
Chandler, AZ 85286

**SALE INFORMATION:**

Date of Sale: April 5, 2022  
Time of Sale: 1:00 pm or within three hours thereafter.  
Place of Sale: NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Tommy Jackson, Ron Harmon, Carolyn Ciccio, or Keata Smith, any to act  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Ron Harmon, Carolyn Ciccio, or Keata Smith, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

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1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Tommy Jackson, Ron Harmon, Carolyn Ciccio, or Keata Smith, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520

*Tommy Jackson*

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.

COPY

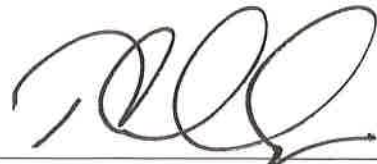
**NOTICE OF TRUSTEE'S SALE**

WHEREAS, Michael D. Morse, 3134 California Avenue, Cleveland, Texas 77328, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated May 3, 2019, recorded in Document Number 20194149, Deed of Trust Records, San Jacinto County, Texas, covering certain real property situated in said County, being Lot(s) 101 and 102, Section J, Holiday Villages of Livingston Subdivision, as shown by the plat recorded in File No. 10-3683, Plat Records of said County, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal sum of \$13,800.00 executed by the person(s) first named hereinabove and payable to the order of LIVINGSTON HOLIDAY VILLAGES, L. P., 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 and

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

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 5<sup>th</sup> day of April, 2022, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 8<sup>th</sup> day of March, 2022.



PATTON C. CHAPMAN, TRUSTEE

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY 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 AND APPOINTMENT OF TRUSTEES**

**THIS INSTRUMENT APPOINTS THE 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.**

**NOTICE OF TRUSTEE'S SALE**

**DATE:** MARCH 11, 2022

**CONTRACT:** Contract described as follows:

Date: APRIL 25, 2015  
Maker: JOSE A. GUTIERREZ  
Payee: TEXAS HOLIDAY VILLAGES, LLC SUCCESSOR-IN-INTEREST TO LIVINGSTON HOLIDAY VILLAGES, LP  
Original Principal  
Amount: \$10,000.00  
Recorded: DOCUMENT NO. 20221317, Real Property Records, SAN JACINTO County, Texas

**LENDER:** TEXAS HOLIDAY VILLAGES, LLC SUCCESSOR-IN-INTEREST TO LIVINGSTON HOLIDAY VILLAGES, LP

**BORROWER:** JOSE A. GUTIERREZ

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN SAN JACINTO COUNTY, TEXAS, AS DESCRIBED IN THE CONTRACT AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE CONTRACT.***



**TRUSTEE: DONALD CADDENHEAD, DAVID GARVIN, PENNEY THORNTON,  
SHARON ST. PIERRE, KELLY GODDARD**

**TRUSTEE's Mailing Address:**

3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

**APRIL 5, 2022**, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

In SAN JACINTO County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the purchase price and/or in the performance of the obligations under the Contract that secures the purchase price. Because of this default, Lender, the owner and holder of the Contract lien under Texas Property Code Sections 5.066 and 51.002, has requested that TRUSTEE sell the Property according to the terms of the Contract and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Contract, consistent with Lender's rights and remedies under the Contract and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as TRUSTEE, or any other TRUSTEE Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Contract and/or applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Contract and to any permitted exceptions to title described in the Contract. TRUSTEE has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Contract. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

**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.

### APPOINTMENT OF TRUSTEE

**CONTRACT:** Contract described as follows:

Date: APRIL 25, 2015  
 Maker: JOSE A. GUTIERREZ  
 Payee: TEXAS HOLIDAY VILLAGES, LLC SUCCESSOR-IN-INTEREST  
 TO LIVINGSTON HOLIDAY VILLAGES, LP  
 Original Principal  
 Amount: \$10,000.00  
 Recorded: DOCUMENT NO. 20221317, Real Property Records, SAN JACINTO  
 County, Texas

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN SAN JACINTO COUNTY, TEXAS, AS DESCRIBED IN THE CONTRACT AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE CONTRACT.***

**TRUSTEE:** DONALD CADDENHEAD, DAVID GARVIN, PENNEY THORNTON, SHARON ST. PIERRE, KELLY GODDARD

Trustee's Mailing Address:  
 c/o 3333 Lee Parkway, 8th Floor  
 Dallas, Texas 75219

Each TRUSTEE is appointed **effective as of MARCH 11, 2022**, pursuant to Texas Property Code §5.066 and §51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Contract.

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**Appointment of Trustees:**

By: 

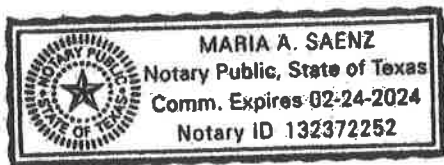
Name: Michael P. Menton, Attorney for  
TEXAS HOLIDAY VILLAGES, LLC  
SUCCESSOR-IN-INTEREST TO  
LIVINGSTON HOLIDAY VILLAGES, LP

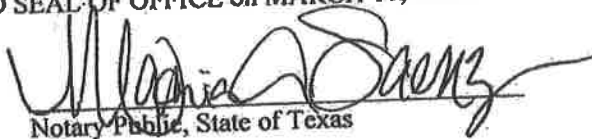
THE STATE OF TEXAS  
COUNTY OF DALLAS

2025 03/11/2022

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on MARCH 11, 2022.



  
Notary Public, State of Texas

**Notice of Sale executed by:**



Name: Donna Caddenhead

TRUSTEE

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**EXHIBIT A**

**LOTS 365 & 366, SECTION D HOLIDAY VILLAGES OF LIVINGSTON SUBDIVISION,  
SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MOST RECENTLY  
HERETOFORE RECORDED PLATT COVERING SAID LOTS RECORDED IN THE PLAT  
OR MAP RECORDS OF SAN JACINTO COUNTY, TEXAS.**