

00000299

San Jacinto County

On: Oct 26, 2023 at 12:11P

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: TRACT FORTY-THREE (43) OF SOUTHWIND SECTION TWO (2), A SUBDIVISION OUT OF THE WILSON AND JEFFERSON SURVEY, A-362, SAN JACINTO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 204, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/09/2003 and recorded in Document 03-6894 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: **03/05/2024**

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 SHAUNA GREGG AND DONALD GREGG II, provides that it secures the payment of the indebtedness in the original principal amount of \$89,296.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 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

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.xome.com](http://www.xome.com) or (844) 400-9663

Certificate of Posting

I am Keata Smith 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 10-26-23 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 Commissioners Court.



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**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:** 06/06/2019  
**Grantor(s):** COURTNA OCONNOR, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SWBC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$196,377.00  
**Recording Information:** Page 16538 Instrument 20193497  
**Property County:** San Jacinto  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 601 SOUTHWOOD SHORES LOOP, COLDSRING, TX 77331

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of March, 2024  
**Time of Sale:** 01:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH END OF THE COURTHOUSE in San Jacinto County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the San Jacinto County Commissioner's Court, at the area most recently designated by the San Jacinto County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and  
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Olan, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Matthew Hansen, Jami Grady, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

Accepted for Filing in  
San Jacinto County  
On: Jan 11, 2024 at 01:07P  
By Michelle Clark

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

**Substitute Trustee(s):** Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oran, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Keate Smith whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 1-11-24 I filed and / or recorded this Notice of Foreclosure Sale at the office of the San Jacinto County Clerk and caused it to be posted at the location directed by the San Jacinto County Commissioners Court.

By: Keate Smith

Exhibit "A"

BING LOTS FIFTY-ONE (51), FIFTY-TWO (52) AND FIFTY-THREE (53), OF SOUTHWOOD SHORES SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 31, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

9658-0992

2147040710

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POSTPKG

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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: January 24, 2024

#### DEED OF TRUST:

DATE: April 17, 2019  
GRANTOR: PAUL ANTHONY DOUTHITT-TEICHMILLER & KRYSTAL DAWN  
TRUSTEE: ELVA CARREON TIJERINA  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC  
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO  
RECORDED IN: Document # 2019-2982-13904 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 THEROF 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  
PAYEE: VILLA BLANCA PROPERTIES, LLC  
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, 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, MARCH 5th, 2024  
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

Accepted for Filing in:

San Jacinto County

On: Jan 30, 2024 at 10:39A

By Dawn Wright

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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 January 24, 2024



NOTARY PUBLIC  
STATE OF TEXAS

Alma Sanchez  
09/20/2025

After recording return to:

VILLA BLANCA PROPERTIES,LLC  
PO BOX 14567  
HUMBLE TX, 77347

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS

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§

COUNTY OF SAN JACINTO

Whereas pursuant to that one certain Deed of Trust dated **May 2, 2022**, executed by **WILLIAM FREDERICK WINBUSH II and spouse, LASHERIKA YAGAYLE CLEVELAND** "Mortgagor" and filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20223373** of the Deed of Trust Records of San Jacinto County, Texas, Mortgagor conveyed to **ERIC R. HIRD**, the Trustee named in the Deed of Trust, all of Mortgagor's right, title, and interest in and to the real property situated in San Jacinto County, Texas, and described as follows:

**Lot Three (3), of MORRIS MEADOWS, a subdivision in San Jacinto County, Texas, as shown in the Real Property Records of San Jacinto County, Texas under Clerk's File Number 20210287 (collectively the "Property");**

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated **May 2, 2022**, in the original principal amount of **\$47,900.00** executed by **WILLIAM FREDERICK WINBUSH II and spouse, LASHERIKA YAGAYLE CLEVELAND** and payable to the order of **HIRD 2016 INVESTMENT, LLC, a Texas limited liability company**; and

Whereas the Deed of Trust was filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20223373**; and,

Whereas, the Deed of Trust was Transferred and assigned the Note and Deed of Trust to **Zavala CMI, LLC, a Texas limited liability company** ("Beneficiary") by instrument filed of record in the office of the clerk of Real Property Records of San Jacinto County under **Clerk's File Number 20225369**; and,

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

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

Therefore, I, **ERIC R. HIRD**, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known

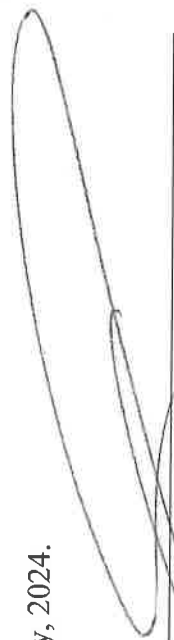
address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **March, 2024 (March 5, 2024)**, at the area inside 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 \_\_\_ day of February, 2024.

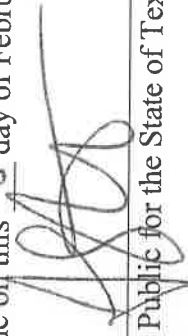


ERIC R. HIRD, Trustee  
2518 Sand Shore Dr., Suite 100  
Conroe, Texas 77304

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STATE OF TEXAS  
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 8 day of February, 2024 by ERIC R. HIRD.



Notary Public for the State of Texas





APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

**Date:** February 9, 2024

**Substitute Trustee:** Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio

**Mortgagee:** Texas Rural Capital, LLC

**Mortgagee's Address:** 320 Decker Dr., Ste 100  
Irving, TX 75062

Accepted for Filing in  
San Jacinto County

On Feb 12, 2024 at 11:58  
By Kala Miller

**Note:** Note dated February 10, 2021, in the amount of \$58,200.00

**Deed of Trust:**

**Date:** February 10, 2021

**Grantor:** Cody Poindexter and Melissa Poindexter

**Mortgagee:** Texas Rural Capital, LLC by Transfer of Note and Lien from Loan Originator Services, LLC, a Texas limited liability company, recorded in Instrument No.2021710313

**Recording Information:** Recorded in Instrument No. 20211074 and dated February 10, 2021

Property (including any improvements):

BEING 7.1814 acres of land, more or less, situated in the ELIZA WICKER, SURVEY, A-368 and the A. P. DAVIS SURVEY, A-66, San Jacinto County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

**County:** San Jacinto

**Date of Sale:** (first Tuesday of month) March 5, 2024

**Time of Sale:** 1:00 p.m.-4:00 p.m.

**Place of Sale:** NORTH END OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE



ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 5, 2024, between one o'clock am and four o'clock pm and beginning not earlier than 1:00 pm or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
\_\_\_\_\_  
Fernando Sanchez, operating manager  
for SecureNet Services, LLC, Mortgage  
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 2-12-24

  
NAME

Tommy Jackson  
AS SUBSTITUTE TRUSTEE

**METES AND BOUNDS DESCRIPTION**

7.1814 ACRES OF LAND

ELIZA WICKER SURVEY, ABSTRACT No. 368

A.P. DAVIS SURVEY, ABSTRACT No. 95

SAN JACINTO COUNTY, TEXAS

BEING 7.1814 acres of land, situated in the Eliza Wicker Survey, A-268 and the A.P. Davis Survey, A-95, San Jacinto County, Texas, being all of that certain called 7.203 acre tract described in instrument to Alton Hatcher in Volume 302, Page 403 in the Official Public Records of San Jacinto County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone, NAD83

**BEGINNING** at a 1/2 inch iron pipe found in a fence corner in the apparent, monumented and occupied east right-of-way line of Fann-to-Market Road 946, and being the southwest corner of that certain called 0.9995 acre tract described in instrument to Mabelene Boll Bebor and Terrence L. Baker in San Jacinto County Clerk File No. 20177211 in the Official Public Records of San Jacinto County and being the westernmost northwest corner and the **POINT OF BEGINNING** of the herein described tract, from which an acre found in said east right-of-way line, same being for the north corner of said 0.9995 acre tract and being the southwest corner of that certain called 4.721 acre tract described in instrument to Gloria Clark in San Jacinto County Clerk File No. 20190242 in the Official Public Records of San Jacinto County bears North 1°45'35" West 289.97 feet;

**THENCE** North 78°24'18" East, leaving said east right-of-way line, along and with a fence, 188.32 feet to a 5/8 inch iron rod found in a fence corner for the southeast corner of said 0.9995 acre tract and being an internal ell corner of the herein described tract;

**THENCE** North 07°12'44" East, along and with a fence, 111.63 feet to a 5/8 inch iron rod found in a fence corner for the northeast corner of said 0.9995 acre tract, same being in the southwest line of said 4.721 acre tract and being the northernmost northwest corner of the herein described tract, from which said mile found for the north corner of said 0.9995 acre tract bears North 67°16'12" West 280.85 feet;

**THENCE** South 51°27'06" East, along and with a fence, at 543.17 feet passing a 1/2 inch iron rod found in the southwest line of said 4.721 acre tract, same being in the east line of said Wicker Survey and being in the west line of said Davis Survey, continuing a total distance of 818.62 feet to a 1/2 inch iron rod found in the southwest line of said 4.721 acre tract, same being the north corner of that certain called 2.00 acre tract described in instrument to Feather Kandle, Pl. Ux. in San Jacinto County Clerk File No. 20131223 in the Official Public Records of San Jacinto County and being the northeast corner of the herein described tract;

**THENCE** South 25°27'02" West 267.38 feet to a 1/2 inch iron pipe found for the southwest corner of said 2.00 acre tract and being in the north line of that certain called 1.16 acre tract described in instrument to Henry R. Foraniza in San Jacinto County Clerk File No. 20079496 in the Official Public Records of San Jacinto County and being the easternmost southeast corner of the herein described tract;

**THENCE** North 56°09'48" West 150.14 feet to a 5/8 inch iron rod with a cap set for the northwest corner of said 1.16 acre tract and being an external ell corner of the herein described tract.

**THENCE** South 2°49'54" West 137.30 feet to a 5/8 inch iron rod found in a fence corner for an angle point in the west line of said 1.16 acre tract, same being the northeast corner of that certain called 1 acre

tract described in instrument to Herbert Randle, Et. Ux. in San Jacinto County Clerk File No. 20131224 in the Official Public Records of San Jacinto County and being the southernmost southeast corner of the herein described tract;

**THENCE**, North 62°08'37" West, along and with a fence, 296.49 feet to a 5/8 inch iron rod found in a fence line for the northwest corner of said 1 acre tract, same being the northeast corner of the remainder of that certain called 1 acre tract described in instrument to Herbert Randle, Et. Ux. in San Jacinto County Clerk File No. 20132325 in the Official Public Records of San Jacinto County and being an angle point in the southwest line of the herein described tract;

**THENCE**, North 62°19'16" West, along and with a fence, 371.17 feet to a 1 inch iron pipe found in a fence corner in the said east right-of-way line of Farm-to-Market Road 946, same being the northwest corner of said remainder of called 1 acre tract and being the southwest corner of the herein described tract;

**THENCE**, North 10°12'01" West, along and with the said east right-of-way line, 215.90 feet to the **POINT OF BEGINNING** and containing 7.1814 acres of land, within this metes and bounds description.

WITNESS:

*Kenneth E. Sawoy*



Kenneth E. Sawoy, R.P.L.S. 5730  
14 December 2020

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## *Notice of Substitute Trustee Sale*

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

**1. Date, Time and Place of Sale:**

**Date:** Tuesday, March, 5, 2024

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** 1 State Highway 150, Coldspring, San Jacinto County, Texas 77331, at the North end of the Courthouse of the San Jacinto County Courthouse, Coldspring, Texas or in the area designated by the Commissioner's Court of San Jacinto County, Texas pursuant to Section 51.002 of the Texas Property Code as amended.

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

**3. Instrument to be Foreclosed:** Deed of Trust executed by Santos Edgardo Vicencio & Nora Lilia Chavez and recorded on August 14, 2019 in Document Number 20195032, Page 25164 of the real property records of San Jacinto County, Texas with Santos Edgardo Vicencio & Nora Lilia Chavez, Grantor(s) and, Sunburst Mortgage LP as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S. FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of \$75,952.00 and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated August 31, 2018.

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**4. Appointment of Substitute trustee:** In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Ivo Andres Peruchena**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder have requested to sell said property to satisfy said indebtedness.

**6. Property to be sold:**

**20 Gary Dr. Cleveland, Texas 77328**

BEING BLOCK TWENTY TWO (22), LOT ONE (01) OUT OF TRAILS END SUBDIVISION, PHASE 2, BEING 1.115 ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLATT THEREOF: RECORDE IN VOLUME 00-1141. PAGE 4180, REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS

**7. Limitation of Damages:** If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 2-9-2024

Hollis Campbell, Trustee for Lender Sunburst Mortgage LP.

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