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San Jacinto County

On: Feb 23, 2023 at 12:25P

By: Kaja 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: LAND SITUATED IN THE CITY OF CLEVELAND IN THE COUNTY OF SAN JACINTO IN THE STATE OF TEXES.

LOT 404, BLOCK 4, OF RIVER CREEK VILLAGE, SECTION 1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 34 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/19/2011 and recorded in Document 11-6622 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: 05/02/2023

Time: 01:00 PM

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

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

5. *Obligations Secured.* The Deed of Trust executed by SHARON BLAKE AND STEPHEN A. BLAKE, provides that it secures the payment of the indebtedness in the original principal amount of \$237,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglas Road, Suite 200-A, Anaheim, CA 92806 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 1250, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

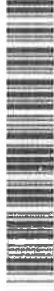
14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am Sephanie Hernandez whose address is 40 AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1250, Houston, TX 77056. I declare under penalty of perjury that on 1/23/23 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.

22-000589-210-1 // 801 HORSESHOE WAY LOOP, CLEVELAND



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NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: LAND SITUATED IN THE CITY OF COLDSRING IN THE COUNTY OF SAN JACINTO IN THE STATE OF TX

BEING LOTS 8 AND 9, BLOCK 1, SECTION 1 OF CEDAR LAKE ESTATES SUBDIVISION SHOWN BY PLAT DULY RECORDED IN VOLUME NO. 6, PAGE 834, PLAT RECORDS IN THE COUNTY CLERK'S OFFICE OF SAN JACINTO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/30/2013 and recorded in Document 2014000093 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: 05/02/2023

Time: 01:00 PM

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

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

5. *Obligations Secured.* The Deed of Trust executed by LARRY K. DANFORTH AND MARY WATKINS-DANFORTH, provides that it secures the payment of the indebtedness in the original principal amount of \$150,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding, LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding, LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Reverse Mortgage Funding, LLC obtained a Order from the 258th District Court of San Jacinto County on 02/02/2023 under Cause No. CV17,081. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

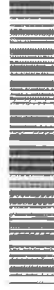


Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Michael Zientz, Attorney at Law
 Lori Liane Long, Attorney at Law
 Chelsea Schneider, Attorney at Law
 Esper Gonzales, Attorney at Law
 Maria Balli, Attorney at Law
 Parkway Office Center, Suite 900
 14160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

Certificate of Posting

I am Stephanie Hernandez 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 05/02/23 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 dictated by the San Jacinto County Commissioners Court.

18-000237-250-2 # 71 CEDAR LODGE RD, COLDSRING, T



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Accepted for Filing in:

San Jacinto County

On: Feb 23, 2023 at 12:27P

By Kyla Willner

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-04642

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

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

Date: 5/2/2023
Time: The earliest time the sale will begin is 1:00 PM
Place: San Jacinto County Courthouse, Texas, at the following location: 1 State Hwy 150 Texas 150, Coldspring, TX 77331 NORTH END OF THE COURTHOUSE
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

BEING LOT THIRTEEN (13), BLOCK ONE (1), SECTION THREE (3), OF SHERWOOD FOREST SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 102, PAGE 383, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

Commonly known as: 201 FOREST DR SHEPHERD, TX 77371

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 1/13/2021 and recorded in the office of the County Clerk of San Jacinto County, Texas, recorded on 1/20/2021 under County Clerk's File No 20210433, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 20225777 and recorded on 8/19/2022 of the Real Property Records of San Jacinto County, Texas.

Grantor(s): Jon Wilson, joined herein pro forma by his spouse, Heather Hamilton

Original Trustee: Allan B. Polunsky

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

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Great Western Financial Services, Inc., its successors and assigns

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

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T.S. #: 2023-04642

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$184,102.00, executed by Jon Wilson, joined herein pro forma by his spouse, Heather Hamilton, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Great Western Financial Services, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

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

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T.S. #: 2023-04642

Dated: 1/13/2023

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


c/o Nestor Trustee Services, LLC

2850 Redhill Blvd., Suite 240

Santa Ana, CA 92705

Phone: (888) 403-4115

Fax: (888) 345-5501

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

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

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

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San Jacinto County

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE On: Mar 09, 2023 at 01:13P

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES AND 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: 01/30/2007
Grantor(s): WILLIAM D MCCOMB, SINGLE
Original Mortgage: JIM WALTER HOMES, INC.
Original Principal: \$76,902.00
Recording Information: Book 07-1291 Page 5493
Property County: San Jacinto
Property: (See Attached Exhibit "A")
Reported Address: 20 OAK CREST LN, CLEVELAND, TX 77328

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Inventory Trust
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Inventory Trust
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of May, 2023
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 Tommy Jackson, Keata Smith, Stephanie Hernandez, 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. Tommy Jackson, Keata Smith, Stephanie Hernandez, 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.

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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): Tommy Jackson, Keata Smith, Stephanie Hernandez, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bomial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Stephanie Hernandez whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 5/17/2013 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: Stephanie Hernandez

Exhibit "A"

SURFACE ONLY OF LOT 1, BLOCK 4, SECTION 1, OAK FOREST, A RECORDED SUBDIVISION ACCORDING TO PLAT THEREOF, RECORDED IN VOL. 275, SHEET 817, OF MAP RECORDS OF SAN JACINTO COUNTY, TEXAS.

Return to: Bomial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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NOTICE OF TRUSTEE'S SALE**DEED OF TRUST INFORMATION:**

Grantor(s)	Robert Townsend and Laurreta Townsend	Deed of Trust Date	July 6, 2007
Original Mortgage	Financial Freedom Senior Funding Corporation, A Subdivision of Indy Mac Bank, F.S.B.	Original Principal	\$82,500.00
Recording Information	Book #: 07-5064 Page #: 21079 in San Jacinto County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsop
Property Address	11 No Name Lane, Coldspring, TX 77331	Property County	San Jacinto

MORTGAGE SERVICER INFORMATION:

Current Mortgage	Seattle Bank	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Seattle Bank	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	05/02/2023
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The North end of the Courthouse in San Jacinto County, Texas, 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.
Substitute Trustees	Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Auction.com, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOTS 8 & 9 OF THE HOLIDAY WOODS SUBDIVISION, SAN JACINTO CO., WILLIAM MORRIS LEAGUE, A-38, OF 14.38 ACRES, RECORDED IN VOLUME 103, PAGE 592, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00648

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NOTICE OF TRUSTEE'S SALE

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 Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

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.

Dated March 22, 2023.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: **TAHERZADEH, PLLC**
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

Notice of Substitute Trustee Sale

Assert and protect your rights as a member of the armed forces 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, May 02, 2023**

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

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

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

3. Instrument to be Foreclosed: Deed of Trust executed by **Darleis Martinez Gomez & Mairis P.Castellanos & Mirtha Gomez Soto** and recorded on **April 01,2022** in **Document Number 20224012, Page 21298** of the real property records of San Jacinto County, Texas with **Darleis Martinez Gomez & Mairis P Castellanos & Mirtha Gomez Soto** , Grantor(s) and, Star Mobile Homes LP as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$75,100.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **April 01,2022**.

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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 105 Railroad Ave, Suite 105, Humble, Texas 77338 Substitute Trustee to act under and by virtue of said Deed of Trust.

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

6. Property to be sold:

Tract 1 : Geo:R46077

BEING 2.28 Acres of land, More or less, out of the John Foster League A-122, San Jacinto, Texas Described in Documents #03-453 And #04-431, Official Records of the San Jacinto County, Texas

M306637 Mobile Home only on Tract 80&23.2.A122 J Foster, HUD#RAD1084752

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: 3-21-23

Hollis Campbell, Trustee for Lender Star Mobile Homes LP

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

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 August 12, 2021 and recorded under Clerk's File No. 20216573, in the real property records of SAN JACINTO County Texas, with Shawnndre Trammel Davis and Ashley Nichole Fischer as Grantor(s) and NewRez LLC D/B/A NewRez Mortgage as Original Mortgagee.

Deed of Trust executed by Shawnndre Trammel Davis and Ashley Nichole Fischer securing payment of the indebtedness in the original principal amount of \$95,000.00 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 Shawnndre Trammel Davis and Ashley Nichole Fischer. The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2006-1 Trust 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

A TRACT OR PARCEL OF LAND CONTAINING 1,000 ACRES OUT OF AND A PART OF THAT SAME 12.435 ACRE TRACT CONVEYED TO WILLIE & DIANE RUTLEDGE DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 280, PAGE 90 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS BEING OUT OF THE J.D. MARTINEZ SURVEY, ABSTRACT 34 IN SAN JACINTO COUNTY, SAID 1,000 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 05/02/2023

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

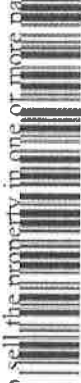
TERMS OF SALE

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

44-22-3073

SAN JACINTO



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of the property. Pursuant to Section 51.009 of the ~~REPPURCHASE~~ 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, Keata Smith, Stephanie Hernandez, Carolyn Cicco, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, 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 03/24/2023.

/s/ Will Morphis SBOT No. 24131905, 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: Stephanie Hernandez 3/30/2023

Printed Name: Stephanie Hernandez

C&M No. 44-22-3073

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EXHIBIT A

METES AND BOUNDS DESCRIPTION OF 1,000 ACRE TRACT - WILLIE & DIANE RUTLEDGE

A TRACT OR PARCEL OF LAND CONTAINING 1,000 ACRE OUT OF AND A PART OF THAT SAME 12.435 ACRE TRACT CONVEYED TO WILLIE & DIANE RUTLEDGE DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 280, PAGE 99 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS BEING OUT OF THE J.D. MARTINEZ SURVEY, ABSTRACT 34 IN SAN JACINTO COUNTY, SAID 1,000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a ½ inch iron rod found at the Northwest corner of said 12.435 acre tract and marking the Northeast corner of the Richard A. Truby 1,000 acre tract described in instrument in Volume 251, Page 833 of the San Jacinto County Deed Records in the South right-of-way line of FM Highway No. 3342 (100 ft. right-of-way),

THENCE North 89 degrees 24 minutes 00 seconds East basis for bearings and the South right-of-way line of said road a distance of 407.02 ft. to a 5/8 inch iron rod set marking the Northwest corner and PLACE OF BEGINNING of the herein described 1,000 acre tract;

THENCE continuing North 89 degrees 24 minutes 00 seconds East a distance of 252.35 ft. to a 5/8 inch iron rod set marking the Northeast corner of the herein described 1,000 acre tract;

THENCE South 22 degrees 33 minutes 28 seconds West crossing it to said 12.435 acre tract a distance of 262.00 ft. to a 5/8 inch iron rod set marking a re-entrant corner of said remainder 11.435 acres and marking the Southeast corner of the herein described 1,000 acre tract;

THENCE South 89 degrees 24 minutes 00 seconds West parallel to the South right-of-way line of FM Highway No. 3342 a distance of 129.31 ft. to a 5/8 inch iron rod set marking the Southwest corner of the herein described 1,000 acre tract and marking a re-entrant corner of the remainder 11.435 acre tract;

THENCE North 00 degrees 36 minutes 00 seconds West perpendicularly to the South right-of-way line of FM Highway No. 3342 a distance of 240.89 ft. to the PLACE OF BEGINNING and containing 1,000 acre of land and being known as 1460 FM Highway No. 3342, Shepherd, Texas 77371.

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Accepted for Filing in:

San Jacinto County

On: Apr 04, 2023 at 09:53A

By Kyla Willner

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: March 31, 2023

DEED OF TRUST:

DATE: December 12, 2018
GRANTOR JESSICA ARELI REYES & REYNALDO VAZQUEZ VAZQUEZ
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
COUNTY WHERE PROPERTY IS LOCATED: SAN JACINTO
RECORDED IN: Document # 20190454 of the Real Property Records of SAN JACINTO County, Texas.

PROPERTY: LOTS 26 AND 27 OUT OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.61 ACRES OF LAND SITUATED IN THE SAMUEL LUSK SURVEY, ABSTRACT NO. 196, SAN JACINTO COUNTY, TEXAS, AND BEING ALL OF LOTS 26, 27, AND 28 OF FOREST ACRES SUBDIVISION (UNRECORDED), BEING A PARTITION OF BLOCK NO 24 OF MASTERSON IRRIGATION SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 549, DEED RECORDS SAN JACINTO COUNTY, TEXAS, SAID 3.61 ACRES OF LAND AND LOTS 26 AND 27 OUT OF SAID 3.61 ACRES BEING FURTHER DESCRIBED IN A LEGAL DESCRIPTION AND PLAT THEREOF RECORDED AS AN EXHIBIT TO THAT SPECIAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO 07-195 AT PAGE 817 AND 818 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. (PIDN 56970)

NOTE:

DATE: December 12, 2018
AMOUNT: Fifty Six Thousand Nine Hundred Fifty Dollars and No Cents (\$ 56,950.00)
MAKER: JESSICA ARELI REYES & REYNALDO VAZQUEZ VAZQUEZ
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, MAY 2nd, 2023

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

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

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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 March 31, 2023



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

After recording return to:
ELVA L. CARREON-TIJERINA
1106 N AVENUE E
HUMBLE, TX 77338

00000089

NOTICE OF TRUSTEE'S SALE

Accepted for Filing in:

STATE OF TEXAS

San Jacinto County

§
§
§

On: Apr 10, 2023 at 01:16P
By Dawn Wright

COUNTY OF SAN JACINTO

Whereas pursuant to that one certain Deed of Trust dated **March 22, 2022**, executed by **KHIABET ADRIANA ARANDA, and spouse RAYMUNDO FERRETIZ "Mortgagor"** and filed and recorded in the Official Public Real Property Records of San Jacinto County, Texas, under **Clerk's File Number 20222354** of the Deed of Trust Records of San Jacinto County, Texas, under Mortgagor conveyed to **ERIC R. HIRD**, the Trustee named in the Deed of Trust, all of Mortgagor's right, title, and interest in and to the real property situated in San Jacinto County, Texas, and described as follows:

Being Lot Thirty-Six (36) of QUAIL CREEK SUBDIVISION, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 4, Page 22, of the Plat Records of San Jacinto County, Texas (collectively the "Property");

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated **March 22, 2022**, in the original principal amount of **\$77,900.00** executed by **KHIABET ADRIANA ARANDA, and spouse RAYMUNDO FERRETIZ** 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 20222354**; and,

Whereas, the Deed of Trust was Transferred and assigned the Note and Deed of Trust to **TECK VENTURES, LLC, a Texas limited liability company** by instrument filed of record in the office of the clerk of Real Property Records of San Jacinto County under **Clerk's File Number 20225631**; and,

Whereas, the Deed of Trust was Transferred and assigned the Note and Deed of Trust to **HIRD 2016 INVESTMENT, LLC, a Texas limited liability company** ("Beneficiary") by instrument filed of record in the office of the clerk of Real Property Records of San Jacinto County under **Clerk's File Number 20231823**; 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;

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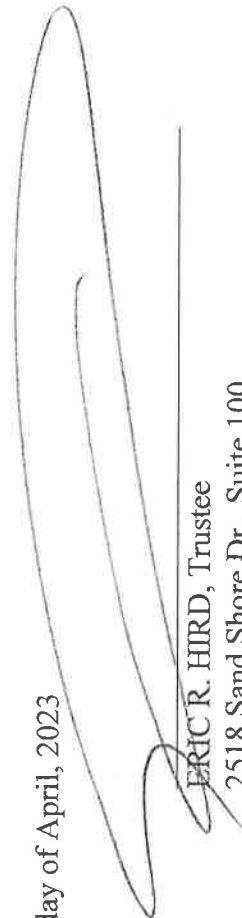
Therefore, I, ERIC R. HIRD, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive 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 **May, 2023 (May 2, 2023)**, at the area inside the main lobby of the San Jacinto County Courthouse, at 1 Tx 150, Coldspring, Texas 77331, or if the preceding area is no longer the designated area, at the area most recently designated by the San Jacinto County Commissioner's Court, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

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

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

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

Witness my hand this 10 day of April, 2023



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

STATE OF TEXAS
§
§
§
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 10th day of April, 2023 by ERIC R. HIRD.




Notary Public for the State of Texas

0000090

Accepted for Filing in:
San Jacinto County
On: Apr 10, 2023 at 02:27P
By Dawn Wright

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, LEYLA COUCH delivered that one certain Deed of Trust dated JULY 17, 2015, which is recorded in INSTRUMENT NO.: 20155484 of the real property records of SAN JACINTO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$74,900.00 payable to the order of TOMMY CRESS, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, BOHR ASSET TRUST BY ARMAAN KHEHRA, AS TRUSTEE, AND NOT PERSONALLY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, MAY 2, 2023, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOTS NINETY-SIX (96), NINETY-SEVEN (97), AND NINETY-EIGHT (98), SECTION F, HOLIDAY VILLAGES OF LIVINGSTON SUBDIVISION, (A/K/A MAGNOLIA LAKE ESTATES 1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, OF THE OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of SAN JACINTO County, Texas, for such sales (OR AT THE NORTH END OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of MADISON MANAGEMENT SERVICES, LLC, the Mortgagee or Mortgage Servicer, is 4600 KIETZKE LN, STE K-225, RENO, NV 89502. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: APRIL 10, 2023.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TOMMY JACKSON OR
RON HARMON OR KEATA SMITH OR STEPHANIE
HERNANDEZ

FILE NO.: MISC-1773
PROPERTY: 91 MASSAU LN
POINT BLANK, TX 77364

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

LEYLA COUCH

00000091

Accepted for Filing in:
San Jacinto County
On: Apr 10, 2023 at 02:51P
By Dawn Wright

Notice of Trustee Sale

Yuliya Granger - Trustee
30211 Highland Blvd.
Magnolia, TX. 77354

Stephen Roberts and Ginger Roberts
77 Holly St.
Oakhurst, TX. 77359

Attention: Stephen Roberts and Ginger Robert
Topic: Notice of Trustee Sale
Location of Sale: San Jacinto Courthouse, 1 TX-150, Coldsprings, Texas 77331
(Courthouse Steps facing Byrd Ave)
Land: TANGLEWOOD FORREST, LOT 88, ACRES 0.4773, SAN JACINTO COUNTY, TEXAS
(R78971)
DEED OF TRUST #20193180

Steven and Ginger Roberts,

On May 2nd, 2023 between 2:00 and 4:00 pm, I will be selling the above real property in order to settle a debt found in the DEED OF TRUST #20193180. On January 25, 2023, I mailed a certified demand letter (7022 3330 0000 2930 5483) to pay the past due payments and property taxes of \$1,541.11/One Thousand Five Hundred Forty-One Dollars and 11 cents. This or any other amount was not paid.

Because the past due balance and additional months with fees were not paid, I am calling for this note to be cured in full by paying the entire balance of this note. The opening bid on this trustee sale will be \$6,071.54/Six Thousand Seventy-One Dollars and 54 plus additional Trustee legal fees added to the balance at the time of the sale!

If you have any questions, please call me 281-827-3511.

Sincerely,

Yuliya Granger

000000091

Accepted for Filings in:
San Jacinto County
On: Apr 10, 2023 at 02:51P
By Dawn Wright

00000092

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 ^{Power of} ~~Right~~

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 MAY 26, 2012, JOSE JUAN CANO conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

Being TRACT NO. 1, Block 20 Out of TRAILS END, Phase II, 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 \$90,900.00 executed by JOSE JUAN CANO and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2012003482, Volume 13574, Page, of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of 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 2ND day of MAY, 2023, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 23, 2023.


JENNIFER TOJEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, L.P. A LIMITED PARTNERSHIP
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

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 MAY 26, 2012, IRENE CANO conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of SAN JACINTO, Texas, to wit:

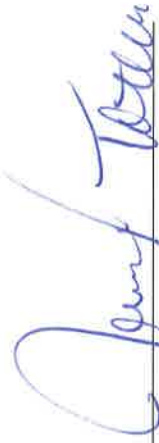
Being TRACT NO. 1, Block 20 Out of TRAILS END, Phase II, being 1.0520 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 00-1141, Page 4180 In the Real Property Records of SAN JACINTO County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$90,900.00 executed by IRENE CANO and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2012003482, Volume 13574, Page , of the Deed of Trust Records of SAN JACINTO County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of 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 2ND day of MAY, 2023, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1 STATE HIGHWAY 150, COLDSRING, SAN JACINTO COUNTY, TEXAS 77331, AT THE NORTH END OF THE COURTHOUSE of the SAN JACINTO County Courthouse, COLDSRING, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 23, 2023.



JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

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

Accepted for Filing in:
San Jacinto County
On: Apr 11, 2023 at 10:56A
By Dawn Wright