JEFFERSON COUNTY CLERK'S OFFICE
Roxanne Acosta-Hellberg, County Clerk

Laurie Leister, Chief Deputy County Clerk
Haylee Fournier, Administrative Operations Manager

1085 Pearl Street, 1st Floor, Beaumont, TX 77701 409-835-8475
https://co.jefferson.tx.us/cclerk/

1. The County Clerk's Office has NO involvement in the Foreclosure process or the sale other than maintaining the official public records that are filed. The County Clerk's Office does NOT conduct the sale or have any information about the specifics of the sale. (ex: starting bid price, address, payment requirements) The Substitute trustee on behalf of the mortgagee or mortgage servicer exercise the power of sale. **It is illegal for the County Clerk's personnel to give opinions or legal advice**.

2. The County Clerk's personnel do not have any information on the requirements to purchase a property. The mortgage company, the attorney of record, or the substitute trustee listed can provide that information to interested parties.

3. To find the physical address of a legal description on a notice, please visit the Appraisal District's site at: https://esearch.jcad.org/ or the Tax Assessor Collector's site at: https://actweb.acttax.com/act_webdev/jefferson/index.jsp, searching by owner name aka Grantee.

4. A sale of real property under a power of sale (foreclosure) must be a public sale at auction held between 10 a.m. and 4 p.m. of the first Tuesday of a month. Per § 51.002 PC

- (a-1) If the first Tuesday of a month occurs on January 1 or July 4, a public sale under Subsection (a) must be held between 10 a.m. and 4 p.m. on the first Wednesday of the month.
- (c) The sale must begin at the time stated in the notice of sale or not later than three hours after that time.

5. The commissioners court designate the area at the courthouse where the notice of sales are posted: For locative purposes, the west door entrance of the new addition to the County Courthouse is the entrance nearest the ramp that connects the new addition to the Historical Courthouse.(Resolution execute by CC on 05/04/2015)

6. The commissioners court designate the area at the courthouse where the "public sales" take place on the first Tuesday of a month: For locative purposes the most northerly door of the new addition to the County Courthouse is ·the entrance nearest the entrance to the quarters occupied by the Justices of the Peace and the Constable, and opposite the main entrance to the new County Jail.(Resolution passed by CC on 04/05/1982)

7. If you are a homeowner facing foreclosure, please visit the Texas Department of Housing and Community Affairs' Foreclosure Assistance page.

DISCLAIMER

The County Clerk's Office, Jefferson County, Texas provides this as a public service. Information provided here is collected, maintained & provided solely for the convenience of the public. While every effort is made to insure that this information is accurate, the County Clerk does not certify the authenticity of the information contained herein. The County Clerk shall under no circumstance be responsible for any error or omission which may occur or damages in connection with the use of the said information, nor liable for any actions taken as a result of reliance upon any information contained within these foreclosure sources, or any other consequence from such reliance.

Texas Property Code Sec. 51.002.
Acts 2023, 88th Leg., R.S., Ch. 268 (S.B. 62), Sec. 1, eff. September 1, 2023.

Roxanne Acosta-Hellberg, County Clerk

Jefferson County

Date: 05/16/2024 07:25 AM

Real Estate Index Search

Date Filed between 01/01/2024 and 05/15/2024;Document Type is is NOTTS;Freeform Legal begins with FORECLOSURE
DATE:06/04/2024

#	Instrument #	Book	Page	Date Recorded	Document Type	Grantor	More Names	Grantee	More Names	Legal Description	Status	Image
1	2024003273			02/08/2024	NOTTS	ALLEN MARGIE TR		SIMS HELEN DIANE		FORECLOSURE DATE:06/04/2024		✓
2	2024008046			03/28/2024	NOTTS	JACKSON TOMMY TR		THRELKELD JULIE M		FORECLOSURE DATE:06/04/2024		✓
3	2024008116			03/28/2024	NOTTS	ALLEN MARGIE TR		PETTIES JOHNITA		FORECLOSURE DATE:06/04/2024		✓
4	2024008727			04/04/2024	NOTTS	JACKSON TOMMY TR		NOLAN LEO J	✓	FORECLOSURE DATE:06/04/2024		✓
5	2024008728			04/04/2024	NOTTS	JACKSON TOMMY TR		POWELL CALEB HUNTER	✓	FORECLOSURE DATE:06/04/2024		✓
6	2024008749			04/04/2024	NOTTS	ALLEN MARGIE TR		WINBERY DOROTHY ANN		FORECLOSURE DATE:06/04/2024		✓
7	2024009414			04/11/2024	NOTTS	JACKSON TOMMY TR		WRIGHT KELLY W	✓	FORECLOSURE DATE:06/04/2024		✓
8	2024009462			04/11/2024	NOTTS	ALLEN MARGIE TR		WISE LASHANDA	✓	FORECLOSURE DATE:06/04/2024		✓
9	2024009463			04/11/2024	NOTTS	ALLEN MARGIE TR		GILMORE ARTIS L		FORECLOSURE DATE:06/04/2024		✓
10	2024009464			04/11/2024	NOTTS	ALLEN MARGIE TR		MICKINS LANCE K	✓	FORECLOSURE DATE:06/04/2024		✓
11	2024009700			04/15/2024	NOTTS	BRINKLEY P DEAN	✓	WOMACK CLAUDE ALLEN JR	✓	FORECLOSURE DATE:06/04/2024	***M***	✓
12	2024010128			04/18/2024	NOTTS	JENNINGS WILLIAM		COATS RHONDA K	✓	FORECLOSURE DATE:06/04/2024		✓
13	2024010167			04/18/2024	NOTTS	ALLEN MARGIE TR		JOHNSON GREGORY TROY JR	✓	FORECLOSURE DATE:06/04/2024		✓
14	2024011001			04/25/2024	NOTTS	JACKSON TOMMY TR		MCCARVY EMILE JR	✓	FORECLOSURE DATE:06/04/2024		✓
15	2024011007			04/25/2024	NOTTS	SMITH KEATA TR		FRANCIS DESMINE ROMOND	✓	FORECLOSURE DATE:06/04/2024		✓
16	2024011019			04/25/2024	NOTTS	ALLEN MARGIE TR		DANCY CHARLENE D	✓	FORECLOSURE DATE:06/04/2024		✓

#	Instrument #	Book	Page	Date Recorded	Document Type	Grantor	More Names	Grantee	More Names	Legal Description	Status	Image
17	2024011813			05/02/2024	NOTTS	ALLEN MARGIE TR		READY PROPERTY SOLUTIONS LLC		FORECLOSURE DATE:06/04/2024		✓
18	2024011859			05/02/2024	NOTTS	JACKSON TOMMY TR		WALLACE OT JR		FORECLOSURE DATE:06/04/2024		✓
19	2024012057			05/06/2024	NOTTS	BROWNE ERNEST J III	✓	ABSHIRE CISCO J	✓	FORECLOSURE DATE:06/04/2024		✓
20	2024012058			05/06/2024	NOTTS	BROWNE ERNEST J III	✓	ABSHIRE CISCO J	✓	FORECLOSURE DATE:06/04/2024		✓
21	2024012059			05/06/2024	NOTTS	BROWNE ERNEST J III	✓	ABSHIRE CISCO J	✓	FORECLOSURE DATE:06/04/2024		✓
22	2024012258			05/08/2024	NOTTS	CLARK THEA TR		SALEM SALEM A	✓	FORECLOSURE DATE:06/04/2024		✓
23	2024012359			05/09/2024	NOTTS	JACKSON TOMMY TR		HARRIS HOLLIS GENE	✓	FORECLOSURE DATE:06/04/2024		✓
24	2024012362			05/09/2024	NOTTS	JACKSON TOMMY TR		E ADVANTAGE INC		FORECLOSURE DATE:06/04/2024		✓
25	2024012363			05/09/2024	NOTTS	JACKSON TOMMY TR		E ADVANTAGE INC		FORECLOSURE DATE:06/04/2024		✓
26	2024012364			05/09/2024	NOTTS	JACKSON TOMMY TR		JUANSRICH LTD		FORECLOSURE DATE:06/04/2024		✓
27	2024012384			05/09/2024	NOTTS	ALLEN MARGIE TR		BROWN TAMRAKA		FORECLOSURE DATE:06/04/2024		✓
28	2024012666			05/13/2024	NOTTS	JACKSON TOMMY TR		NICANOR JUANA MARTINEZ	✓	FORECLOSURE DATE:06/04/2024		✓
29	2024012758			05/13/2024	NOTTS	ALLEN MARGIE TR		EAGLESON TYLOR	✓	FORECLOSURE DATE:06/04/2024		✓
30	2024012858			05/14/2024	NOTTS	ALLEN MARGIE TR		AZI REAL ESTATE HOLDINGS LLC		FORECLOSURE DATE:06/04/2024		✓
31	2024012879			05/14/2024	NOTTS	GHRIST IAN TR	✓	LOPEZ ONECIMO GARZA	✓	FORECLOSURE DATE:06/04/2024		✓
32	2024012880			05/14/2024	NOTTS	JACKSON TOMMY TR		OIL CITY TRACTORS INC		FORECLOSURE DATE:06/04/2024		✓
33	2024012885			05/14/2024	NOTTS	GHRIST IAN TR	✓	DAVIS AKIRA JENAE		FORECLOSURE DATE:06/04/2024		✓
34	2024012913			05/14/2024	NOTTS	KING JAMES W TR		WBA DESIGNS LLC		FORECLOSURE DATE:06/04/2024		✓
35	2024012989			05/15/2024	NOTTS	BRINKLEY P DEAN TR		DALEY KEITH	✓	FORECLOSURE DATE:06/04/2024	*T*	✓

3 pgs
NOTTS

2024003273

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Tommy Jackson, Keata Smith, Stephanie Hernandez,
Margie Allen, Kyle Barclay, Angie Brooks
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000412-23-1 APN 014600-000-007100-00000 TO No 2978055

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 24, 2021, HELEN DIANE SIMS, AN UNMARRIED WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of WILLIAM E. TRASK as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MUTUAL OF OMAHA MORTGAGE, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of $291,750.00, payable to the order of Longbridge Financial, LLC as current Beneficiary, which Deed of Trust recorded on June 4, 2021 as Document No. 2021019167 in Jefferson County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 014600-000-007100-00000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, Angie Brooks or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Longbridge Financial, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 4, 2024** at **01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Jefferson County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Jefferson County Courthouse, 1149 Pearl Street, Beaumont, TX 77701, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 8th day of February, 2024

Margie Allen

By: Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, Angie Brooks
Substitute Trustee(s)

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.

SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

LOT 8 IN BLOCK 4 OF COUNTRY CLUB ESTATES, SECTION ONE (1), A SUBDIVISION IN JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 96, MAP AND/OR PLAT RECORDS OF JEFFERSON COUNTY, TEXAS.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
February 08, 2024 01:40:36 PM
FEE: $3.00 2024003273

1 pg
NOTTS ____

2024008046

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: LOT NO. SEVEN (7), IN BLOCK NO. THREE (3), OF LONGMEADOW ADDITION, AN ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOL. 12, PAGE 34 MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE.

2. ***Instrument to be Foreclosed.*** The insurument to be foreclosed is the Deed of Trust dated 11/26/2008 and recorded in Document 2008039837 real property records of Jefferson County, Texas.

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

Date:	06/04/2024
Time:	01:00 PM
Place:	Jefferson County, Texas at the following location: THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION TO THE COUNTY COURTHOUSE AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL 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 JULIE M. THRELKELD, provides that it secures the payment of the indebtedness in the original principal amount of $150,513.00, 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 or (844) 400-9663

Certificate of Posting

I am Tammy Jackson Rotert 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 3-28-24 I filed this Notice of Foreclosure Sale at the office of the Jefferson County Clerk and caused it to be posted at the location directed by the Jefferson County Commissioners Court.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
March 28, 2024 09:54:56 AM
FEE: $3.00 **2024008046**

4813528

23-000261-365-2 // 8175 SHILOH DRIVE, BEAUMONT, TX

4813528

2 pgs 2024008116
NOTTS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JEFFERSON County
Deed of Trust Dated: August 19, 2002
Amount: $44,900.00
Grantor(s): JOHNITA PETTIES
Original Mortgagee: RESOURCE BANK, A VIRGINIA CORPORATION
Current Mortgagee: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1
Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property
Recording Information: Document No. 2002031391
Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: June 4, 2024 between the hours of 1:00 PM and 4:00 PM.
Earliest Time Sale Will Begin: 1:00 PM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the JEFFERSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TOMMY JACKSON OR KYLE BARCLAY, RON HARMON, KEATA SMITH, MARGIE ALLEN, ANGIE BROOKS, EVAN PRESS, REID RUPLE, TIFFANY BEGGS, KATHLEEN ADKINS, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, STEPHANIE HERNANDEZ, DANA DENNEN OR CINDY DENNEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. 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.

NOTICE IS FURTHER GIVEN *that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant* title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.

Anthony Adan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-005767

Margie Allen

Printed Name: Margie Allen

Return TO: c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Exhibit A

Lot Number Twenty-four (24), in Block Number One (1), of MINGLEWOOD ADDITION to the City of Beaumont, Jefferson County, Texas, according to the map or plat of record in the office of the County Clerk in Volume 7, Page 122 of the Map Records of said County and State, SAVE AND EXCEPT the following:

BEING a 124 square foot parcel of land out of and a part of Lot Twenty-four (24), Block One (1) of the Minglewood Addition, plat of which is recorded in Volume 7, Page 70 of the Map Records of Jefferson County, Texas, said lot being conveyed to Brenda C. Rice by deed recorded on Film Code 102-19-1931 of the Deed Records of Jefferson County, Texas with said parcel being described by metes and bounds as follows:

BEGINNING at a point in the southwest line of Concord Road for the most northerly corner of Lot Twenty-four (24), Block One (1) of the Minglewood Addition and being the most northerly corner of the herein described parcel;

THENCE South 41°34'26" East with the southwest line of Concord Road for a distance of 85 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right for the intersection of the southwest line of Concord Road and the northwest line of Oakwood Lane and being the most southerly corner of the herein described parcel;

THENCE North 43°32'22" West for a distance of 85.05 feet to a point in the northwest line of said Lot Twenty-four (24) for the most westerly corner of the herein described parcel;

THENCE North 48°25'34" East with the northwest line of said Lot Twenty-four (24) for a distance of 2.92 feet back to the point of beginning and containing 124 square feet of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
March 28, 2024 03:08:49 PM
FEE: $3.00 2024008116

3 pgs 2024008727
_NOTTS

3130 CORLEY STREET
BEAUMONT, TX 77701

00000009967050

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: June 04, 2024

   Time: The sale will begin at 11:00 AM or not later than three hours after that time.

   Place: THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION OF THE JEFFERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 11, 2008 and recorded in Document CLERK'S FILE NO. 2008014747; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2010007189, 2015014930, 2020000178 & 2022022770 real property records of JEFFERSON County, Texas, with LEO J. NOLAN AND DELESIA M NOLAN, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEO J. NOLAN AND DELESIA M NOLAN, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of $57,545.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

3130 CORLEY STREET
BEAUMONT, TX 77701

00000009967050

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TOMMY JACKSON, RON HARMON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN, KYLE BARCLAY, ANGIE BROOKS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is Tommy Jackson Robin ID and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-4-24 I filed at the office of the JEFFERSON County Clerk and caused to be posted at the JEFFERSON County courthouse this notice of sale.

Tommy Jackson

Declarants Name: Tommy Jackson

Date: 4-4-24

3130 CORLEY STREET
BEAUMONT, TX 77701

00000009967050

00000009967050

JEFFERSON

EXHIBIT "A"

LOT NUMBER FIVE (5) OF THE RE-SUBDIVISION OF THE SOUTH ONE-HALF (S. 1/2) OF BLOCK NUMBER TWELVE (12) OF CARTWRIGHT & ROBERTS SUBDIVSION (A), A SUBDIVISION IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS AS THE SAME APPEARS UPON THE MAP OR PLAT THEREOF, ON FILE AND OF RECORD IN VOL. 8 PAGE 150 MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 04, 2024 12:19:16 PM
FEE: $3.00 2024008727

3 pgs
_NOTTS
2024008728

7080 BLARNEY ST
BEAUMONT, TX 77706

00000010092989

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: June 04, 2024
   Time: The sale will begin at 11:00 AM or not later than three hours after that time.
   Place: THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION OF THE JEFFERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 25, 2022 and recorded in Document CLERK'S FILE NO. 2022010740 real property records of JEFFERSON County, Texas, with CALEB HUNTER POWELL, JOINED HEREIN AND SPOUSE AMBER POWELL, grantor(s) and JP MORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CALEB HUNTER POWELL, JOINED HEREIN AND SPOUSE AMBER POWELL, securing the payment of the indebtednesses in the original principal amount of $239,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

7080 BLARNEY ST
BEAUMONT, TX 77706

00000010092989

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TOMMY JACKSON, RON HARMON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN, KYLE BARCLAY, ANGIE BROOKS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is Tommy Jackson Return To, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-4-24 I filed at the office of the JEFFERSON County Clerk and caused to be posted at the JEFFERSON County courthouse this notice of sale.

Tommy Jackson

Declarants Name: Tommy Jackson

Date: 4-4-24

7080 BLARNEY ST
BEAUMONT, TX 77706

00000010092989

00000010092989

JEFFERSON

EXHIBIT "A"

LOT 15, BLOCK 30, DOWLEN WEST XVIII, AN ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 14, PAGE 15, MAP/PLAT RECORDS OF JEFFERSON COUNTY, TEXAS.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 04, 2024 12:19:16 PM
FEE: $3.00 2024008728

2 pgs NOTTS 2024008749

22-090396

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: June 9, 2006	**Original Mortgagor/Grantor:** DOROTHY ANN WINBERY
Original Beneficiary / Mortgagee: SEATTLE MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee:** LONGBRIDGE FINANCIAL, LLC
Recorded in: **Volume:** N/A. **Page:** N/A. **Instrument No:** 2006023769	**Property County:** JEFFERSON
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	**Mortgage Servicer's Address:** 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

* 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.

Secures: Note in the original principal amount of $193,500.00, executed by DOROTHY ANN WINBER and payable to the order of Lender.

Property Address/Mailing Address: 4650 DELLWOOD LN, BEAUMONT, TX 77706

Legal Description of Property to be Sold: LOT 12, BLOCK 6, OF TALL TIMBERS ADDITION, AN ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 7, PAGE 213, OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS APN #63625-0-14300-0-6.

Date of Sale: June 04, 2024.	**Earliest time Sale will begin:** 1:00 PM

Place of sale of Property: THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION TO THE COUNTY COURTHOUSE AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LONGBRIDGE FINANCIAL, LLC*, the owner and holder of the Note, has requested Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LONGBRIDGE FINANCIAL, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Margie Allen

SUBSTITUTE TRUSTEE

Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez, Trustee

Return to: c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 04, 2024 02:11:50 PM
FEE: $3.00 2024008749

3 pgs NOTTS 2024009414

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Tommy Jackson, Keata Smith, Stephanie Hernandez,
Margie Allen, Angelia Brooks
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000077-23-2S APN 03215000000150000000 TO No 230303791-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 19, 2019, KELLY W WRIGHT AND SHERRY D WRIGHT, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of FORD DISHMAN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for REPUBLIC STATE MORTGAGE CO., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of $168,379.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on March 20, 2019 as Document No. 2019009274 and that said Deed of Trust was modified by Modification Agreement and recorded February 28, 2022 as Instrument Number 2022006910 in Jefferson County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 03215000000150000000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

4814422

TS No TX06000077-23-2S APN 032150000001500000000 TO No 230303791-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 4, 2024** at **01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Jefferson County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The most northerly door to the newest addition to the Jefferson County Courthouse, nearest the entrance to the quarters occupied by the Justices of the Peace and the Constable, and opposite the main entrance to the new County Jail, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 11th day of April, 24.

Tommy Jackson

By: Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks
Substitute Trustee(s)

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.

SALE INFORMATION CAN BE OBTAINED ONLINE AT https://www.servicelinkauction.com/ FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000077-23-2S APN 0321500000150000000 TO No 230303791-TX-RWI

EXHIBIT "A"

LOT 18, JEFFERSON GARDENS ADDITION, AN ADDITION TO THE CITY OF GROVES, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGE 2, MAP/PLAT RECORDS OF JEFFERSON COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 11, 2024 01:22:57 PM
FEE: $3.00 2024009414

2 pgs NOTTS- 2024009462

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:	06/25/2021
Grantor(s):	LASHANDA WISE AND JERICHO J. WISE, WIFE AND HUSBAND
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$231,725.00
Recording Information:	Instrument 2021022184
Property County:	Jefferson
Property:	(See Attached Exhibit "A")
Reported Address:	8010 TORREY PINES CIR, BEAUMONT, TX 77707-6402

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 4th day of June, 2024
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE MOST NORTHERLY DOOR TO THE NEWEST ADDITION TO THE JEFFERSON COUNTY COURTHOUSE, NEAREST THE ENTRANCE TO THE QUARTERS OCCUPIED BY THE JUSTICES OF THE PEACE AND THE CONSTABLE, AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL in Jefferson County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Jefferson County Commissioner's Court, at the area most recently designated by the Jefferson 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 Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or 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. Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or 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.

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): Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez, 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 Margie Allen whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 4-11-24 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Jefferson County Clerk and caused it to be posted at the location directed by the Jefferson County Commissioners Court.

By: Margie Allen

Exhibit "A"

LOT 12, BLOCK 2, WILLOW CREEK COUNTRY CLUB ESTATES, SECTION X-A, AN ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 15, PAGE 177, MAP/PLAT RECORDS OF JEFFERSON COUNTY, TEXAS.

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 11, 2024 03:38:12 PM
FEE: $3.00 2024009462

1 pg NOTTS 2024009463

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/13/2015	**Grantor(s)/Mortgagor(s):** ARTIS L GILMORE, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** Guild Mortgage Company LLC
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 2015022631	**Property County:** JEFFERSON
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 6/4/2024	**Earliest Time Sale Will Begin:** 11:00 AM
Place of Sale of Property: Jefferson County Courthouse, 1149 Pearl Street, Beaumont, TX 77701 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT NUMBER THIRTY-ONE (31) IN BLOCK NUMBER FORTY-EIGHT (48) OF CALDER HIGHLANDS EXTENSION, AN ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, AS THE SAME APPEARS UPON THE MAP OR PLAT THEREOF, ON FILE AND OF RECORD IN VOL. 14 PAGE 152 MAP RECORDS OF JEFFERSON COUNTY, TEXAS. (MISTAKENLY REFERRED TO AS VOL. 14 PAGE 12, MAP RECORDS OF JEFFERSON COUNTY, TEXAS.)

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, Angie Brooks, Keata Smith or Stephanie Hernandez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 4/10/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 4-11-24

Margie Allen
Printed Name:

Margie Allen
Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

Return TO

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 11, 2024 03:38:12 PM
FEE: $3.00 2024009463

MH File Number: TX-23-98961-POS
Loan Type: FHA

1 pg NOTTS 2024009464

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/28/2009	**Grantor(s)/Mortgagor(s):** LANCE K. MICKINS AND LATISHA S. MICKINS, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ALLIED HOME MORTGAGE CAPITAL CORPORATION, A CORPRATION, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** Wells Fargo Bank, N.A.
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 2009041621	**Property County:** JEFFERSON
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 6/4/2024	**Earliest Time Sale Will Begin:** 11:00 AM
Place of Sale of Property: Jefferson County Courthouse, 1149 Pearl Street, Beaumont, TX 77701 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT NO. FIFTEEN (15), IN BLOCK NO. FOUR (4), OF THE FINAL PLAT OF WESTVIEW ADDITION, UNIT 1, AN ADDITION TO THE CITY OF BEAUMONT JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 7, PAGE 166 MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, Angie Brooks, Keata Smith or Stephanie Hernandez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 4/10/2024

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 4-11-24

Margie Allen

Printed Name: Margie Allen

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

Return

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 11, 2024 03:38:12 PM
FEE: $3.00 2024009464

MH File Number: TX-24-102057-POS
Loan Type: FHA

3 pgs 2024009700
NOTTS

Notice of Foreclosure Sale

April 12, 2024

Deed of Trust ("Deed of Trust"):

Dated:	June 27, 2011
Grantor:	CLAUDE ALLEN WOMACK, JR. and KAREN BAILEY WOMACK
Trustee:	Larry Dowden
Lender:	RONALD CLAYTON TRAVIS
Recorded in:	Instrument Number 2011021285 of the real property records of Jefferson County, Texas
Legal Description:	Lot Number Twenty (20) in Block Number Two (2), Hilltop Addition to the City of Nederland, Jefferson County, Texas, according to the map or plat of record in the office of the County Clerk, Volume 6, Page 173 of the Map Records of Jefferson County, Texas
Secures:	Real Estate Lien Note ("Note") in the original principal amount of $73,000.00, executed by CLAUDE ALLEN WOMACK, JR. and KAREN BAILEY WOMACK ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date:	Tuesday, JUNE 4, 2024
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 12:00 NOON and not later than three hours thereafter.
Place:	Jefferson County Sheriff's Office (at or near) 1001 Pearl St. #103 Beaumont, TX 77701
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that

RONALD CLAYTON TRAVIS's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

P. Dean Brinkley

P. Dean Brinkley
2905 Toccoa Road
Beaumont, TX 77703
Telephone (409) 835-5800
Telecopier (409) 835-5880
Attorney for Mortgagee

Return To:
MEGHAN BERNARD
CALL FOR PICK-UP
409-835-5800
BEAUMONT, TX 77708

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 15, 2024 11:36:23 AM
FEE: $3.00 **2024009700**

5 pgs NOTTS 2024010128

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 SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: APRIL 15, 2024

NOTE: Note described as follows:

Date:	AUGUST 3, 2001
Maker:	RHONDA K. COATS and BRIDGETT Y. HUNT
Payee:	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITON TRUST, successor to the original lender.
Original Principal Amount:	$28,800.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	AUGUST 3, 2001
Grantor:	*RHONDA K. COATS, A SINGLE PERSON and BRIDGETT Y. HUNT, A SINGLE PERSON*
Trustee:	DON BIRKELBACH
Beneficiary:	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITON TRUST, successor to the original beneficiary.
Recorded:	Instrument No. 2001028611 Real Property Records of JEFFERSON, TEXAS on August 9, 2001

LENDER: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR RCF

2 ACQUISITON TRUST

BORROWER: BRIDGETT Y. HUNT

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN JEFFERSON COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST 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 DEED OF TRUST*** (street address: 1094 Plum Street, Beaumont, Texas 77703)

SUBSTITUTE TRUSTEE: JAMES W. KING, RENEE ROBERTS, MARC HENRY, EDYE PATTERSON, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

JUNE 4, 2024, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In JEFFERSON County, Texas, at THE JEFFERSON COUNTY COURTHOUSE, 1149 PEARL STREET, BEAUMONT, TX 77701 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS ,

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property

and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and 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 Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute 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 Deed of Trust. 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 SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date:	AUGUST 3, 2001
Grantor:	*RHONDA K. COATS, A SINGLE PERSON and BRIDGETT Y. HUNT, A SINGLE PERSON*
Trustee:	DON BIRKELBACH
Beneficiary:	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITON TRUST, successor to the original beneficiary.
Recorded:	Instrument No. 200102861 Real Property Records of JEFFERSON, TEXAS on August 9, 2001

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN JEFFERSON COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST 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 DEED OF TRUST*** (street address: 1094 Plum Street, Beaumont, Texas 77703)

SUBSTITUTE TRUSTEE: JAMES W. KING, RENEE ROBERTS, MARC HENRY, EDYE PATTERSON, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of April 15, 2024** pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: _____

Name: William Jennings, Attorney for *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITON TRUST and SELENE FINANCE*

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on April 15, 2024

NYJER U REESE
Notary ID #12261571
My Commission Expires
January 21, 2025

_____
Notary Public, State of Texas

Notice of Sale executed by:

_____

Name: David Garvin

Substitute Trustee

EXHIBIT A

LOT NUMBER TWO (2), IN BLOCK NUMBER THIRTY-NINE (39), OF NORTH ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK IN VOLUME 16, PAGE 353 OF THE MAP RECORDS OF SAID COUNTY AND STATE

Return TO:
FORECLOSURE SERVICES LLC
8101 BOAT CLUB RD STE 320
FORT WORTH, TX 76179

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 18, 2024 11:53:33 AM
FEE: $3.00 **2024010128**

24-185282

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: July 15, 2005	**Original Mortgagor/Grantor:** GREGORY TROY JOHNSON, JR AND JERALYN DENISE JOHNSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEN FICIARY, ACTING SOLELY AS NOMINEE FOR BNC MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee:** U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 2005027924	**Property County:** Jefferson
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.	**Mortgage Servicer's Address:** 3217 S. Decker Lake Dr., Salt Lake City, UT 84119

* 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.

Secures: Note in the original principal amount of $94,500.00, executed by GREGORY TROY JOHNSON, JR and payable to the order of Lender.

Property Address/Mailing Address: 13217 COON RD, WINNIE, TX 77665

Legal Description of Property to be Sold: BEING A 3.1164 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE B. A VACOCU LEAGUE, ABSTRACT NO. 53, JEFFERSON COUNTY, TEXAS AND ALSO BEING OUT OF AND PART OF BLOCK 10 OF THE LANDS OF THEO. F. KOCH & CO ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 113, MAP RECORDS, JEFFERSON COUNTY, TEXAS AND ALSO BEING OUT OF AND PART OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED FROM E. A STURROCK AND WIFE, AGETH V. STURROCK TO ELZIE C. NELSON AND WIFE, DOIS JUNE NELSON AS RECORDED IN VOLUME 1428, PAGE 380, DEED RECORDS, JEFFERSON COUNTY, TEXAS AND ALSO BEING ALL OF THAT CERTAIN CALLED 3.117 ACRE TRACT OF LAND AS DESCRIBED IN A "WARRANTY DEED WITH VENDOR'S LIEN" FROM ELZIE C. NELSON TO FERNANDO PADRON AND ESTER PADRON AS RECORDED M CLERK'S FILE NO. 1999029832, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JEFFERSON COUNTY, TEXAS, SAID 3.1164 ACRE TRACT BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS

NOTE ALL BEARINGS ARE BASED ON THE EAST LINE OF THE SAID 3.117 ACRE PADRON TRACT, THE SAME BEING THE WEST RIGHT-OF-WAY LINE OF ENGLIN ROAD, AS SOUTH 00°00'00" EAST AS RECORDED IN THE ABOVE REFERENCED CLERK'S FILE NO 1999029832, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JEFFERSON COUNTY, TEXAS

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "J R. HODGES" FOUND FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER ALSO BEING THE

INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COON ROAD (BASED ON A WIDTH OF 60 FEET) AND THE WEST RIGHT-OF-WAY LINE OF ENGLIN ROAD (BASED ON A WIDTH OF 60 FEET) AND SAID CORNER BEARS SOUTH 00°00'00" EAST A DISTANCE OF 30.03 FEET AND NORTH 89°59'55" WEST A DISTANCE OF 29.85 FEET FROM A RAILROAD SPIKE FOUND FOR THE NORTHEAST CORNER OF THE SAID BLOCK 10;

THENCE SOUTH 00°00'00" EAST, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF ENGLIN ROAD, FOR A DISTANCE OF 429. 97 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "J.R. HODGES" (BENT) FOUND FOR CORNER, SAID CORNER ALSO BEING IN THE NORTH LINE OF THAT CERTAIN CALLED 10. 594 ACRE TRACT OF LAND AS DESCRIBED IN A "GENERAL WARRANTY DEED WITH LIEN IN FAVOR OF THIRD PARTY" FROM DOUGLAS M. ROGERS, JOINED PRO-FORMA BY WIFE, SANDY ROGERS TO RUSSELL J SIMON AND MARY L. SIMON AS RECORDED IN CLERK'S FILE NO 9607648, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JEFFERSON COUNTY, TEXAS, AND SAID CORNER BEARS SOUTH 89°42'45" WEST A DISTANCE OF 29.83 FEET FROM A RAILROAD SPIKE FOUND IN THE CENTERLINE OF ENGLIN ROAD FOR THE NORTHEAST CORNER OF THE SAID 10.594 ACRE SIMON TRACT AND FROM SAID CORNER A 5/8" IRON ROD FOUND BEARS NORTH 15°50'22" EAST A DISTANCE OF 0.18 FEET;

THENCE NORTH 89°59'57" WEST, FOR THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE SAID 10.594 ACRE SIMON TRACT, FOR A DISTANCE OF 321.49 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "J R. HODGES", SAID CORNER BEING THE SOUTHEAST CORNER OF THE REMAINDER OF THE SAID ELZIE C. NELSON TRACT;

THENCE NORTH 01°32'22" EAST, FOR THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE REMAINDER OF THE SAID ELZIE C. NELSON TRACT, FOR A DISTANCE OF 430.13 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "J R HODGES", SAID CORNER BEING THE NORTHEAST CORNER OF THE REMAINDER OF THE SAID ELZIE C. NELSON TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF COON ROAD;

THENCE SOUTH 89°59'55" EAST, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF COON ROAD, FOR A DISTANCE OF 309. 94 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.1164 ACRES, MORE OR LESS.

Date of Sale: June 04, 2024	**Earliest time Sale will begin**: 10:00 AM

Place of sale of Property: Jefferson County Courthouse, 1149 Pearl Street, Beaumont, TX 77701
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8*, the owner and holder of the Note, has requested Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, Angie Brooks whose address is 1 Mauchly Irvine, CA 92618 OR Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 whose address is 14800

Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, Angie Brooks whose address is 1 Mauchly Irvine, CA 92618 OR Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, Angie Brooks whose address is 1 Mauchly Irvine, CA 92618 OR Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 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.

Margie Allen
Substitute Trustee

/s/William Attmore
William Attmore
Attorney for Select Portfolio Servicing, Inc.
State Bar No.:24064844
wattmore@rascrane.com
Robertson, Anschutz, Schneid, Crane & Partners, PLLC / Attorney for Mortgagee
5601 Executive Dr, Suite 400
Irving, TX 75038
Telephone: 817-873-3080
Facsimile: (817)796-6079

Return to:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 18, 2024 01:31:50 PM
FEE: $3.00 2024010167

Notice of Substitute Trustee Sale

T.S. #: 23-10202

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:	**6/4/2024**
Time:	The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
Place:	**Jefferson** County Courthouse in **BEAUMONT**, Texas, at the following location: **THE MOST NORTHERLY DOOR TO THE NEWEST ADDITION TO THE JEFFERSON COUNTY COURTHOUSE, NEAREST THE ENTRANCE TO THE QUARTERS OCCUPIED BY THE JUSTICES OF THE PEACE AND THE CONSTABLE, AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL** OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

THAT certain 0.967 acre tract out of Block 8 in the A. WILLIAMS SURVEY, Jefferson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at a 1/2" iron rod on the south side of Lucas Street, called 632.8 feet North 89°31' West from the intersection of the west line of Cole Street to the south line of Lucas Street, said point also being called North 89°31' West form the northeast corner of the Block 8;

THENCE North 01°19'20" East (called North 01°24'00" East), a distance of 406.17 feet (called 417.42 feet) to a 1/2" iron rod found in the south line of said Block 8;

THENCE South 88°54'08" East (called South 89°31'00" West), a distance of 104.74 feet (called 104.4 feet) to a 1/2" iron ord found in the south line of Block 8;

THENCE South 01°24'00" West (reference bearing), a distance of 406.45 feet (called 417.42 feet) to a 1/2" iron rod found in the north line of said Block 8;

THENCE North 88°95'09" West (called North 89°31'00" West), a distance of 104.19 feet (called 104.4 feet) along the north line of said Block 8 to the PLACE OF BEGINNING, containing one (1) acre of land, more or less.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 1/10/2006 and is recorded in the office of the County Clerk of Jefferson County, Texas, under County Clerk's File No 2006002253, recorded on 1/18/2006, in Book --, Page --, of the Real Property Records of Jefferson County, Texas.
Property Address: 1085 E LUCAS DRIVE BEAUMONT TX 77703

Trustor(s):	**EMILE MCCARVY JR. AND FELICITY MCCARVY**	Original Beneficiary:	**Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for ALLIED HOME MORTGAGE**

T.S. #: 23-10202

CAPITAL CORPORATION, its successors and assigns

Current Beneficiary:	**U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust**	Loan Servicer:	**Nationstar Mortgage, LLC**

Current Substituted Trustees: **Auction.com, Tommy Jackson, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Keata Smith, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC**

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. 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 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 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by EMILE MCCARVY, JR. AND FELICITY MCCARVY, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 $50,000.00, executed by EMILE MCCARVY, JR. AND FELICITY MCCARVY, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for ALLIED HOME MORTGAGE CAPITAL CORPORATION, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of EMILE MCCARVY, JR. AND FELICITY MCCARVY, HUSBAND AND WIFE to EMILE MCCARVY. U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust is the current owner and holder of the Obligations and is the beneficiary 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 and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

T.S. #: 23-10202

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

U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust
c/o Nationstar Mortgage, LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
(888) 480-2432

Dated: 4-25-24

Auction.com, Tommy Jackson, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Keata Smith, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC

Tommy Jackson

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 25, 2024 11:57:37 AM
FEE: $3.00 **2024011001**

1 pg 2024011007
NOTTS

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: LOT 12, BLOCK 4, DOGUET'S DIAMOND D RANCH, PHASE 2, AN ADDITION TO THE CITY OF BEAUMONT IN JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2013025950, AS RATIFIED UNDER COUNTY CLERK'S FILE NO. 2014008280, BOTH OF THE OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 07/22/2022 and recorded in Document 2022025895 real property records of Jefferson County, Texas.

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

Date:	*06/04/2024*
Time:	11:00 AM
Place:	Jefferson County, Texas at the following location: THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION TO THE COUNTY COURTHOUSE AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL 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 DESMINE ROMOND FRANCIS AND SHANIKA SYMONE TORAN, provides that it secures the payment of the indebtedness in the original principal amount of $484,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FIFTH THIRD BANK NA is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is FIFTH THIRD BANK NA c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 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.auction.com or (800) 280-2832

Certificate of Posting Return to:

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 4-25-2024 I filed this Notice of Foreclosure Sale at the office of the Jefferson County Clerk and caused it to be posted at the location directed by the Jefferson County Commissioners Court.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 25, 2024 12:06:36 PM
FEE: $3.00 **2024011007**

2 pgs NOTTS 2024011019

CARRINGTON MORTGAGE SERVICES, LLC (CGG)
DANCY, ESTATE OF CHARLENE
2010 MONICA STREET, BEAUMONT, TX 77707

CONVENTIONAL
Firm File Number: 21-036934

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 31, 2006, CHARLENE D. DANCY, A SINGLE WOMAN AND ROSA NELL SMITH, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to JOE E. SHAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WMC MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **JEFFERSON** COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006030926, to which reference is herein made for all purposes.

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 said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, June 4, 2024** between ten 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 said Real Estate at the County Courthouse in **JEFFERSON** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Jefferson, State of Texas:

LOT NO. SIXTY-SIX (66), IN BLOCK NO. FIVE (5), OF SOMERSET VILLAGE ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOL. 12, PAGE 39, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE.

Property Address:	2010 MONICA STREET BEAUMONT, TX 77707
Mortgage Servicer:	CARRINGTON MORTGAGE SERVICES, LLC
Mortgagee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A 1600 SOUTH DOUGLASS ROAD SUITE 200-A ANAHEIM, CA 92806

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.

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

SUBSTITUTE TRUSTEE
Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day April 24, 2024.

By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

Return To:

Margie Allen
Sub. Trustee

Facsimile No: (847) 879-4823
Attorneys for Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A

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 military service to the sender of this notice immediately.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
April 25, 2024 01:52:52 PM
FEE: $3.00 2024011019

4 pgs NOTTS 2024011813

STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

NOTICE OF FORECLOSURE SALE

Commercial Deed of Trust, Security Agreement, Fixture Filing, and Assignment of Leases and Rents ("Deed of Trust")

Dated:	02/27/2021
Grantor(s):	Ready Property Solutions, LLC
Trustee:	Glenn Adams, PC, Attorney at Law
Lender:	NVestor Funding Inc.
Recorded in:	2021006622 of the Real Property Records of Jefferson County, Texas
Secures:	Commercial Promissory Note ("Note") in the original principal amount of $115,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender
Modified by:	A Second Note Modification Agreement entered into on July 26, 2022 by Borrower and Lender extending the maturity date to September 1, 2022 and any previous Modification Agreements entered into by the parties. (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed and/or extended)
Property:	The real property and improvements described in the attached Exhibit A
Substitute Trustee:	Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez
Substitute Trustee's Street Address: Return To:	c/o DWaldmanlaw, P.C. 5900 Balcones Drive, Suite 100 Austin, TX 78731
Mortgage Servicer:	FCI Lender Services, Inc

Mortgage Servicer's Address:	8180 E. Kaiser Blvd, Anaheim, CA 92808-2277

Foreclosure Sale:

Date:	Tuesday, 06/04/2024
Time:	The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 pm and 4:00 pm local time.
Place:	THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION TO THE COUNTY COURTHOUSE AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that NVestor Funding Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

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

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

FCI Lender Services, Inc is representing NVestor Funding Inc. in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of NVestor Funding Inc. and FCI Lender Services, Inc are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice

of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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

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

Pursuant to Section 51.009 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 Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Margie Allen,
Margie Allen Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

This instrument was acknowledged before me by Margie Allen on May 2, 2024

Pam Beard
Notary Public, State of Texas
Commission Expires: 2-18-25
Printed Name: Pam Beard

PAM BEARD
Notary Public, State of Texas
Comm. Expires 02-18-2025
Notary ID 132932932

Exhibit A: Property Description

LOT NUMBER TWELVE (12), IN BLOCK NUMBER TWENTY THREE (23) AND SOUTH 10' OF ADJACENT ALLEY, CARTWRIGHT ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 137, MAP RECORDS OF SAID COUNTY AND STATE, TOGETHER WITH ALL IMPROVEMENTS THEREOF SITUATED.

PROPERTY COMMONLY KNOWN AS: 1510 COLEY ST., BEAUMONT, TX 77701

return to:
DWALDMANLAW P C
5900 BALCONES DRIVE
SUITE 100
AUSTIN, TX 78731

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 02, 2024 12:57:50 PM
FEE: $3.00 **2024011813**

1 pg
NOTTS_

2024011859

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: LOT FOUR (4). IN BLOCK ELEVEN (11), STONEGATE MANOR, SECTION 1, AN ADDITION TO THE CITY OF PORT ARTHUR, JEFFERSON COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 54 AND 55 OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 01/24/2017 and recorded in Document 2017003339 real property records of Jefferson County, Texas.

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

Date:	06/04/2024
Time:	01:00 PM
Place:	Jefferson County, Texas at the following location: THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION TO THE COUNTY COURTHOUSE AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL 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 OT WALLACE, JR, provides that it secures the payment of the indebtedness in the original principal amount of $267,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 c/o FINANCE OF AMERICA REVERSE 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. ***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
Este 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.mwzmlaw.com/tx-investors

Certificate of Posting

Return To

I am Tammy Jack Serr 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 5-1-24 I filed this Notice of Foreclosure Sale at the office of the Jefferson County Clerk and caused it to be posted at the location directed by the Jefferson County Commissioners Court.

18-000198-220-25 // 3738 CHANDELLE LANE, PORT ARTHUR, TX 77642

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, Count / Clerk
Jefferson County, Texas
May 02, 2024 02:55:51 PM
FEE: $3.00 **2024011859**

2 pgs NOTTS 2024012057

Notice of Trustee's Sale

Date: May 6, 2024

Deed of Trust:

Date: March 20, 2023

Grantor (Borrower): Cisco J. Abshire, Individually and Premier PMC, LLC

Grantor's County: Jefferson

Original Beneficiary (Lender): Orange County Building Materials, Inc.

Trustee: Ernest J. "Trey" Browne, III
Trustee's Address: 365 Old Highway 90 West, Vidor, Texas 77662
Trustee's Phone: (409)751-6000

Recorded in: Instrument No. 2023007175 of the Official Public Records of Real Property of Jefferson County, Texas.

Property: Lot Number Eighteen (18) and the adjoining East One-half of Lot Number Sixteen (E. ½ of 16) in Block Number Ten (10) of CLOVERDALE ADDITION, a Subdivision of a part of TNO NO. 3 in Jefferson County, Texas, as the same appears upon the map or plat thereof, on file and of record in Vol. 6 page 38 Map Records of Jefferson County, Texas.

Mortgagee: Orange County Building Materials, Inc.
Mortgagee's Address: 365 Old Highway 90 West
Vidor, Texas 77662

Time of Sale or Property: The sale shall take place between the hours of 1:00 p.m. and 4:00 p.m. The earliest the sale shall begin is at 1:00 p.m.

Date of Sale of Property: June 4, 2024

Place of Sale of Property: Jefferson County Courthouse, Beaumont Texas, in the location designated by the Commissioner's Court of Jefferson County, Texas Property Code Section 51.002, or if the Commissioner's Court has not designated a location for foreclosures, then at the main exterior door of such courthouse closest to the location at which this Notice is posted.

Because of default in performance of the obligations of the Deed of Trust, I as trustee will sell the property by public option to the highest bidder for cash at the place, date, and time specified to satisfy the debt secured by the deed of trust.

Such sale is AS-IS, subject to matters of record and subject to the terms of the Deed of Trust.

The sale is made without any warranties except as may be specifically provided under the Deed of Trust.

Further Conditions of conduct of the sale may be announced as permitted by the Texas Property Code §51.0075(a) before bidding is opened for the first sale of the day held by the 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.

Ernest J. "Trey" Browne, III
Trustee

Return to
TREY BROWN
365 OLD HWY 90 W
VIDOR, TX 77662

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 06, 2024 12:24:40 PM
FEE: $3.00 2024012057

2 pgs 2024012058
NOTTS

Notice of Trustee's Sale

Date: May 6, 2024

Deed of Trust:

Date: March 10, 2023

Grantor (Borrower): Cisco J. Abshire, Individually and Premier PMC, LLC

Grantor's County: Jefferson

Original Beneficiary (Lender): Orange County Building Materials, Inc.

Trustee: Ernest J. "Trey" Browne, III
Trustee's Address: 365 Old Highway 90 West, Vidor, Texas 77662
Trustee's Phone: (409)751-6000

Recorded in: Instrument No. 2023006587 of the Official Public Records of Real Property of Jefferson County, Texas.

Property: Lot Number Eight (8), MINALDI PLACE, UNIT 1, an Addition to the City of Port Arthur, Jefferson County, Texas, according to the Map or Plat recorded in Volume 14, Page 381, Map/Plat records of Jefferson County, Texas.

Mortgagee: Orange County Building Materials, Inc.
Mortgagee's Address: 365 Old Highway 90 West
Vidor, Texas 77662

Time of Sale or Property: The sale shall take place between the hours of 1:00 p.m. and 4:00 p.m. The earliest the sale shall begin is at 1:00 p.m.

Date of Sale of Property: June 4, 2024

Place of Sale of Property: Jefferson County Courthouse, Beaumont Texas, in the location designated by the Commissioner's Court of Jefferson County, Texas Property Code Section 51.002, or if the Commissioner's Court has not designated a location for foreclosures, then at the main exterior door of such courthouse closest to the location at which this Notice is posted.

Because of default in performance of the obligations of the Deed of Trust, I as trustee will sell the property by public option to the highest bidder for cash at the place, date, and time specified to satisfy the debt secured by the deed of trust.

Such sale is AS-IS, subject to matters of record and subject to the terms of the Deed of Trust.

The sale is made without any warranties except as may be specifically provided under the Deed of Trust.

Further Conditions of conduct of the sale may be announced as permitted by the Texas Property Code §51.0075(a) before bidding is opened for the first sale of the day held by the 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.

Ernest J. "Trey" Browne, III
Trustee

Return to:
TREY BROWN
365 OLD HWY 90 W
VIDOR, TX 77662

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 06, 2024 12:24:40 PM
FEE: $3.00 2024012058

2 pgs NOTTS 2024012059

Notice of Trustee's Sale

Date: May 6, 2024

Deed of Trust:

Date: May 24, 2021

Grantor (Borrower): Cisco J. Abshire, Individually and Premier PMC, LLC

Grantor's County: Jefferson

Original Beneficiary (Lender): Orange County Building Materials, Inc.

Trustee: Ernest J. "Trey" Browne, III
Trustee's Address: 365 Old Highway 90 West, Vidor, Texas 77662
Trustee's Phone: (409)751-6000

Recorded in: Instrument No. 2021017752 of the Official Public Records of Real Property of Jefferson County, Texas.

Property: Lot 1 and the East 26 feet of Lots 2 & 3, Block 2, MARY HOWELL FIRST ADDITION, an Addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat recorded in Volume 7, Page 117, Map/Plat Records of Jefferson County, Texas.

Mortgagee: Orange County Building Materials, Inc.
Mortgagee's Address: 365 Old Highway 90 West
Vidor, Texas 77662

Time of Sale or Property: The sale shall take place between the hours of 1:00 p.m. and 4:00 p.m. The earliest the sale shall begin is at 1:00 p.m.

Date of Sale of Property: June 4, 2024

Place of Sale of Property: Jefferson County Courthouse, Beaumont Texas, in the location designated by the Commissioner's Court of Jefferson County, Texas Property Code Section 51.002, or if the Commissioner's Court has not designated a location for foreclosures, then at the main exterior door of such courthouse closest to the location at which this Notice is posted.

Because of default in performance of the obligations of the Deed of Trust, I as trustee will sell the property by public option to the highest bidder for cash at the place, date, and time specified to satisfy the debt secured by the deed of trust.

Such sale is AS-IS, subject to matters of record and subject to the terms of the Deed of Trust.

The sale is made without any warranties except as may be specifically provided under the Deed of Trust.

Further Conditions of conduct of the sale may be announced as permitted by the Texas Property Code §51.0075(a) before bidding is opened for the first sale of the day held by the 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.

Ernest J. "Trey" Browne, III
Trustee

Return to:
TREY BROWN
365 OLD HWY 90 W
VIDOR, TX 77662

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 06, 2024 12:24:40 PM
FEE: $3.00 2024012059

2 pgs NOTTS 2024012258

NOTICE OF TRUSTEE'S SALE

Pursuant to Deed of Trust dated **January 29, 2021**, executed by **SALEM A. SALEM and SARRA M. MUSA** ("Mortgagor") Mortgagor conveyed to CHARLES T. DOYLE, PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, DONNIE QUINTANILLA, JANA L. HARTNETT, ALBERT G. REDMOND, PETER J. SAPIO, JR. or THEA CLARK, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Jefferson County, Texas and described as:

> **Lot Number Fifteen (15), of THE CRESCENT ON WALDEN, PHASE II, an addition in Jefferson County, Texas, according to the map or plat thereof in/under County Clerk's File No. 2006021601 of the Official Public Records of Jefferson County, Texas.**

to secure the payment of that one certain Promissory Note ("Note") dated January 29, 2021, in the original principal amount of $112,000.00, executed by SALEM A. SALEM and SARRA M. MUSA and payable to the order of TEXAS FIRST BANK ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under Jefferson County Clerk's File No. 2021004104; all in the Official Real Property Public Records of Jefferson County, Texas; and

The Deed of Trust is 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 Deed of Trust; and

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

Therefore, I, THEA CLARK, Substitute 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 by certified mail, return receipt requested, as well as regular mail, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, Security Agreement and Financing Statement, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of 10:00 a.m. and 1:00 p.m. on the first Tuesday in **June**, being **June 4, 2024,** at the Jefferson County

Courthouse, located at 1085 Pearl Street, Beaumont, Texas, or as designated by the County Commissioners Court.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 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 and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Signed on May 3, 2024.

DOYLE LAW FIRM, PLLC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

By: _____
THEA CLARK, Trustee

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 3rd day of May, 2024, by **THEA CLARK**, Trustee, and in the capacity therein stated.

Toni Garza Miranda
Notary Public, State of Texas
Comm. Expires 04/17/2025
Notary ID 370540-4

_____
Notary Public in and for the State of Texas

DOYLE LAW FIRM, PLLC
6710 STEWART ROAD
SUITE 300
GALVESTON, TX 77551

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 08, 2024 08:51:09 AM
FEE: $3.00 2024012258

5155 MCDERMAND RD
CHINA, TX 77613

00000009957036

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: June 04, 2024

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

   Place: THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION OF THE JEFFERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 13, 2020 and recorded in Document CLERK'S FILE NO. 2020035237; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022015887 real property records of JEFFERSON County, Texas, with HOLLIS GENE HARRIS AND JAMIE HARRIS, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HOLLIS GENE HARRIS AND JAMIE HARRIS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of $409,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

5155 MCDERMAND RD
CHINA, TX 77613

00000009957036

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TOMMY JACKSON, RON HARMON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN, KYLE BARCLAY, ANGIE BROOKS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is Tommy Jackson Return To, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-9-24 I filed at the office of the JEFFERSON County Clerk and caused to be posted at the JEFFERSON County courthouse this notice of sale.

Tommy Jackson

Declarants Name: Tommy Jackson

Date: 5-9-24

5155 MCDERMAND RD
CHINA, TX 77613

00000009957036

00000009957036

JEFFERSON

EXHIBIT "A"

BEING 14.79 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE B.B.B. AND C. RR SURVEY, SECTION 397, ABSTRACT 88, JEFFERSON COUNTY, TEXAS; SAID 14.79 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 ¼" PIPE FOUND IN THE CENTERLINE OF MCDERMAND ROAD; SAID PIPE BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JIMMY L., JR., AND ANNETTE MONCEAUX AS DESCRIBED IN COUNTY CLERK'S FILE NO. 2012017200 OF THE JEFFERSON COUNTY OFFICIAL PUBLIC RECORDS (JCOPR) AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88° 51' 31" EAST (CALLED SOUTH 88° 51' EAST) ALONG THE SOUTH LINE OF THE SAID MONCEAUX TRACT, AT A DISTANCE OF 29.89 FEET PASS A ½" REBAR FOUND ON THE EAST LINE OF SAID MCDERMAND ROAD, AND CONTINUING A TOTAL DISTANCE OF 848.67 FEET (CALLED 848.8 FEET) TO A ½" REBAR FOUND ON THE WEST LINE OF A TRACT CONVEYED TO HAROLD ANDERSON AS DESCRIBED IN COUNTY CLERK'S FILE NO. 9639191 OF THE JCOPR; SAID REBAR BEING THE SOUTHEAST CORNER OF THE SAID MONCEAUX TRACT AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00° 21' 43" WEST (CALLED SOUTH 0° 22' WEST) ALONG THE WEST LINE OF THE SAID ANDERSON TRACT, A DISTANCE OF 758.94 FEET (CALLED 759.2 FEET) TO A 1 ¼" PIPE FOUND ON THE NORTH LINE OF A TRACT CONVEYED TO HAROLD ANDERSON AS DESCRIBED IN COUNTY CLERK'S FILE NO. 2008011649 OF THE JCOPR; SAID REBAR BEING THE SOUTHWEST CORNER OF THE SAID ANDERSON (COUNTY CLERK'S FILE NO. 9639191, JCOPR) TRACT, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88° 40' 19" WEST (CALLED NORTH 88° 41' WEST) ALONG THE NORTH LINE OF THE SAID ANDERSON (COUNTY CLERK'S FILE NO. 2008011649 JCOPR) TRACT, AT A DISTANCE OF 822.66 FEET PASS A ½" REBAR FOUND ON THE WEST LINE OF SAID MCDERMAND ROAD, AND CONTINUING A TOTAL DISTANCE OF 852.73 FEET (CALLED 852.4 FEET) TO A ¼" PIPE FOUND IN THE CENTERLINE OF SAID MCDERMAND ROAD; SAID PIPE BEING THE NORTHWEST CORNER OF THE SAID ANDERSON (COUNTY CLERK'S FILE NO. 2008011649 OF THE JCOPR) TRACT AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00° 40' 00" EAST (CALLED NORTH 88° 41' EAST, REFERENCE BEARING COUNTY CLERK'S FILE NO. 9420559 OF THE JCOPR) ALONG THE CENTERLINE OF SAID MCDERMAND ROAD, A DISTANCE OF 756.67 FEET (CALLED 756.70 FEET) TO THE POINT OF BEGINNING AND CONTAINING 14.79 ACRES OF LAND, MORE OR LESS.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 09, 2024 11:56:11 AM
FEE: $3.00 2024012359

5 pgs NOTTS 2024012362

1818,1824,1836 13th Street , PORT ARTHUR, TX, 77640
10451.0055

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE SALE

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

APPOINTMENT OF SUBSTITUTE TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks , Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE TRUSTEE'S ADDRESS: c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

NOTICE OF SUBSTITUTE TRUSTEE SALE: WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 04, 2024 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE: The place of the sale shall be: The most northerly door to the newest addition to the Jefferson County Courthouse, nearest the entrance to the quarters occupied by the Justices of the Peace and the Constable, and opposite the main entrance to the new County Jail, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in JEFFERSON County, Texas or as designated by the County Commissioners.

DT: zNOS AND APPT (MTG) 230511

AL: 1818,1824,1836 13th Street

INSTRUMENT TO BE FORECLOSED: Deed of Trust or Contract Lien dated 05/12/2022 and recorded under Volume, Page or Clerk's File No. DOC#2022017907 in the real property records of Jefferson County Texas, with E-ADVANTAGE, INC as Grantor(s) and SENTINEL SECURITY LIFE INSURANCE COMPANY as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by E-ADVANTAGE, INC securing the payment of the indebtedness in the original principal amount of $154,700.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by E-ADVANTAGE, INC. SENTINEL SECURITY LIFE INSURANCE COMPANY is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE:

SENTINEL SECURITY LIFE INSURANCE COMPANY is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SENTINEL SECURITY LIFE INSURANCE COMPANY's address is:

SENTINEL SECURITY LIFE INSURANCE COMPANY
c/o FCI Lender Services Inc
8180 E. Kaiser Blvd
Anaheim Hills, CA 92809

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOTS 2, 3 & 4, BLOCK 285, CITY OF PORT ARTHUR, AN ADDITION TO THE CITY OF PORT ARTHUR, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 50, MAP/PLAT RECORDS OF JEFFERSON COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 1818,1824,1836 13th Street , PORT ARTHUR, TX 77640

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer 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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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 refiled 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.

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.

DT: zNOS AND APPT (MTG) 230511

AL: 1818,1824,1836 13th Street

Signed on the 1 day of May, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis Gray
Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
X Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
Chris Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is Tommy Jackson Return TO, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Jefferson County Clerk and caused to be posted at the Jefferson County courthouse (or other designated place) this notice of sale.

Signed: Tommy Jackson

Declarant's Name: Tommy Jackson

Date: 5-9-24

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 09, 2024 12:12:22 PM
FEE: $3.00 **2024012362**

5 pgs
NOTTS

2024012363

2420 AVENUE A, NEDERLAND, TX, 77627
10451.0054

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE SALE

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

APPOINTMENT OF SUBSTITUTE TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks , Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE TRUSTEE'S ADDRESS: c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

NOTICE OF SUBSTITUTE TRUSTEE SALE: WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 04, 2024 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE: The place of the sale shall be: The most northerly door to the newest addition to the Jefferson County Courthouse, nearest the entrance to the quarters occupied by the Justices of the Peace and the Constable, and opposite the main entrance to the new County Jail, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in JEFFERSON County, Texas or as designated by the County Commissioners.

DT: zNOS AND APPT (MTG) 230511

AL: 2420 AVENUE A

4816495

INSTRUMENT TO BE FORECLOSED: Deed of Trust or Contract Lien dated 12/20/2021 and recorded under Volume, Page or Clerk's File No. DOC# 2021044650 in the real property records of Jefferson County Texas, with E-ADVANTAGE, INC as Grantor(s) and SENTINEL SECURITY LIFE INSURANCE COMPANY as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by E-ADVANTAGE, INC securing the payment of the indebtedness in the original principal amount of $122,500.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by E-ADVANTAGE, INC. SENTINEL SECURITY LIFE INSURANCE COMPANY is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE:

SENTINEL SECURITY LIFE INSURANCE COMPANY is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SENTINEL SECURITY LIFE INSURANCE COMPANY's address is:

SENTINEL SECURITY LIFE INSURANCE COMPANY
c/o FCI Lender Services Inc
8180 E. Kaiser Blvd
Anaheim Hills, CA 92809

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT FOURTEEN (14), IN BLOCK NUMBER TWO (2), OF HILLCREST FIRST ADDITION, TO THE TOWN OF NEDERLAND, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 80, MAP RECORDS IN TEH OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 2420 AVENUE A, NEDERLAND, TX 77627

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer 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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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 refiled 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.

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.

DT: zNOS AND APPT (MTG) 230511

AL: 2420 AVENUE A

Signed on the 1 day of May, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
Chris Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is Tommy Jackson Return To, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on 5-9-24 I filed at the office of the Jefferson County Clerk and caused to be posted at the Jefferson County courthouse (or other designated place) this notice of sale.

Signed: Tommy Jackson

Declarant's Name: Tommy Jackson

Date: 5-9-24

DT: zNOS AND APPT (MTG) 230511

AL: 2420 AVENUE A

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 09, 2024 12:12:22 PM
FEE: $3.00 **2024012363**

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JEFFERSON §

WHEREAS, Juansrich, Ltd., a Texas limited partnership (the "***Grantor*** ") executed that certain Deed of Trust and Security Agreement dated effective July 15, 2011, and recorded under Document No. 2011020490 in the Official Public Records of Jefferson County, Texas (the "***Records***"); (collectively and together with all other extensions, modification, reinstatements, and renewals, the "***Deed of Trust***");

WHEREAS, pursuant to the Deed of Trust, the Grantor conveyed to Okan Akin, Trustee (the "***Original Trustee***"), for the benefit of Independence Bank, N.A., its successors and assigns (the "***Beneficiary***"), all of the personal property, real property and premises described and referred to in the Deed of Trust (the "***Mortgaged Property***"), including the following described property located at 3820 Pointe Parkway, in Jefferson County, Beaumont, Texas set forth on ***Exhibit "A"***.

WHEREAS, Deed of Trust secures payment of that certain Promissory Note dated June 15, 2011, executed by Grantor, as Borrower, and payable to the Beneficiary, as Lender, in the original principal amount of Two Million Eight Hundred Forty Thousand and No/100 Dollars ($2,840,000.00) (collectively and together with all other renewals, extensions, reinstatements, and modifications, the "***Note***");

WHEREAS, Allegiance Bank ("***Allegiance***"), formerly Allegiance Bank Texas, as successor in interest to the Beneficiary, assigned all of its right title and interest in and to the Note and Deed of Trust to WM Capital Partners 83, LLC, a Delaware limited liability company (the "***Holder***"), as set forth in that certain Assignment of Deed of Trust dated March 2, 2021 and recorded in the Records under Document No. RP-2021-165651, executed by Allegiance for the benefit of Holder;

WHEREAS, Holder is the current legal owner and holder of the indebtedness secured by the Deed of Trust (the "***Indebtedness***"), and if, for any reason, the Holder prefers to appoint a Substitute Trustee under the Deed of Trust, the Holder may, from time to time, by written instrument, appoint Substitute Trustees, who shall succeed to all the estate, rights, powers and duties conferred upon the Original Trustee in the Deed of Trust and by applicable law;

WHEREAS, Holder has named, constituted and appointed in writing, TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, MARGIE ALLEN and ANGIE BROOKS, each as Substitute Trustee to act independently (and without the joinder of the others) under and by virtue of the Deed of Trust and to hold, possess and execute all the estate, rights, powers and duties conferred upon the Original Trustee in the Deed of Trust and by applicable law.

WHEREAS, Grantor has defaulted in the payment of the Indebtedness, notice has been given stating that the Grantor is in default, and the Grantor has had the opportunity to cure the default prior to acceleration of the Indebtedness, but the Grantor has failed to cure such default(s);

WHEREAS, acceleration of maturity and demand have been made upon the Grantor for the payment of the Indebtedness, and/or have been waived, and/or have occurred;

WHEREAS, the Holder has called upon and requested either or any of TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, MARGIE ALLEN and ANGIE BROOKS or any additional Substitute Trustee appointed pursuant to the terms of the Deed of Trust, as Substitute Trustees, to perform the Trustee's duties under the Deed of Trust and to post, mail and file, or have posted, mailed, and filed, notice and to sell the Mortgaged Property without prejudice and without creating an election not to proceed against any other collateral securing the obligations of the Grantor to the Holder, and without waiving any rights or remedies which the Holder has against the Grantor or any other parties obligated for payment of the Indebtedness;

NOW, THEREFORE, the undersigned Substitute Trustee, at the request of the Holder, hereby gives notice that after due posting of this Notice as required by the Deed of Trust and law, a Substitute Trustee will sell on **June 4, 2024** (that being the first Tuesday of said month, as provided for in Texas Property Code Sec. 51.002) at public auction to the highest bidder for cash, at the most northerly door to the newest addition to the Jefferson County Courthouse, nearest the entrance to the quarters occupied by the Justices of the Peace and the Constable, and opposite the main entrance to the new County Jail, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's

Court for the purposes of holding Public Sales of Real Property in Jefferson County, Texas, the sale to begin no earlier than 1:00 o'clock p.m. and no later than three (3) hours after such time, the Mortgaged Property, including without limitation, all personal property described in the Deed of Trust, owned by the Grantor, Grantor's heirs, legal representatives, successors and assigns, and originally covered by the Deed of Trust, whether or not herein specifically described.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANT OR MERCHANTIBILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).

[NEXT PAGE IS THE SIGNATURE PAGE]

WITNESS BY HAND this 9th day of **May, 2024.**

Tommy Jackson
Tommy Jackson, **Substitute Trustee**

STATE OF TEXAS §
§
COUNTY OF ~~HARRIS~~ Orange §

This instrument was acknowledged before me on the 9th day of **May, 2024,** by Tommy Jackson, Substitute Trustee.

Twyler Bryant-Janise
Notary Public in and for the State of Texas

SEAL:

TWYLER BRYANT-JANISE
Notary Public, State of Texas
Comm. Expires 07-21-2027
Notary ID 134467094

Name and Address Substitute Trustee:

Tommy Jackson **Foreclosure Network of Texas** **10406 Rockley Road** **Houston, Tx 77099**	**Keata Smith** **Foreclosure Network of Texas** **10406 Rockley Road** **Houston, Tx 77099**
Stephanie Hernandez **Foreclosure Network of Texas** **10406 Rockley Road** **Houston, Tx 77099**	**Margie Allen** **Foreclosure Network of Texas** **10406 Rockley Road** **Houston, Tx 77099**
Angie Brooks **Foreclosure Network of Texas** **10406 Rockley Road** **Houston, Tx 77099**	

EXHIBIT "A"

BEING a 2.2621 acre tract of land and consisting of all that certain Juansrich, Ltd. a Texas Limited Partnership called 2.2621 acre tract of land, more fully described in Clerk File No. 2000021770 of the Official Public Records of Jefferson County, Texas. Said 2.2621 acre tract also being out of and a part of the Wesley Dikes Survey, Abstract No. 17 and is more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the Southeast corner of said Juansrich called 2.2621 acre tract, same being the Southwest corner of that certain Beaumont Family Practice Associates P A called 2.296 acre tract of land, more fully described in Clerk File No. 2002025586 of the Official Public Records of Jefferson County, Texas, same being in the Northerly right of way line of that certain Folsom Drive called a 100' public right of way;

THENCE South 87 deg. 04 min. 18 sec. West along and with the Southerly line of said Juansrich called 2.2621 acre tract, same being the Northerly right of way line of said Folsom Drive, a distance of 199.94 feet to a 1/2-inch iron rod marked "Access" found for the Southwest corner of said Juansrich called 2.2621 acre tract, same being the Northeast intersection of said Folsom Drive and that certain Pointe Parkway called 80' public right of way;

THENCE North 03 deg. 01 min. 50 sec. West along and with the Westerly line of said Juansrich called 2.2621 acre tract, same being the Easterly right of way line of said Pointe Parkway, a distance of 303.86 feet to a 1/2-inch iron rod marked "Access" found for the point of curvature of a curve to the right with a Delta Angle of 40 deg. 49 min. 24 sec. and a Radius of 330.53 feet;

THENCE along and with said curve to the right and having a chord bearing of North 17 deg. 20 min. 27 sec. West and a chord distance of 230.55 feet to a 1/2-inch iron rod marked "Access" found for the Northwest corner of said Juansrich called 2.2621 acre tract, same being the Southeast corner of that certain 1.3890 acre tract of land referred to as Tract H-2;

THENCE North 87 deg. 02 min. 03 sec. East along and with the Northerly line of said Juansrich called 2.2621 acre tract, same being the Southerly line of said Tract H-2, a distance of 119.70 feet to a 1/2-inch iron rod marked "Access" found for the Northeast of said Juansrich called 2.2621 acre tract, same being that certain Beaumont Family Practice Associates P A called 2.4798 acre tract of land, more fully described in Clerk File No. 2004033555 of the Official Public Records of Jefferson County, Texas;

THENCE South 03 deg. 01 min. 43 sec. East along and with the Easterly line of said Juansrich called 2.2621 acre tract, same being the Westerly line of said Beaumont Family Practice called 2.4798 acre tract and Beaumont Family Practice called 2.296 acre tract, a distance of 520.22 feet to the PLACE OF BEGINNING, containing 2.2621 acre tract of land, more or less.

Returnto:
TOMMY JACKSON
FORECLOSURE NETWORK OF TEXAS
10406 ROCKLEY RD
HOUSTON, TX 77099

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 09, 2024 12:12:22 PM
FEE: $3.00 2024012364

2 pgs NOTTS 2024012384

NOTICE OF FORECLOSURE SALE

May 9, 2024

DEED OF TRUST ("DEED OF TRUST")

Dated	December 22, 2022
Grantor	Tamraka Brown
Trustee	Matt L. Janner
Lender	SCF Jake, LP
Recorded in:	File No 2022042086 of the real property records of Jefferson County, Texas
Legal Description	Lot 8, Block 15, UNIT 3, CALDWOOD, an Addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat recorded in Volume 10, Page 104, Map/Plat Records of Jefferson County, Texas, TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS, AND FIXTURES THEREON
Secures	Real Estate Lien Note ("Note") in the original principal amount of $121,500 00, executed by Tamraka Brown ("Borrower") and payable to the order of the Lender
Guaranty	The Note is guaranteed by a Guaranty Agreement dated December 22, 2022, and executed by Tamraka Brown in favor of Lender
Substitute Trustees and Trustees' Address	Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith, and Stephanie Hernandez c/o Stibbs & Co , P C., 831 Crossbridge Drive, Spring, Texas 77373

FORECLOSURE SALE:

Date: June 04, 2024

Time: 1pm – 4pm

Place: At the Jefferson County Courthouse, located at 1085 Pearl Street, Beaumont, Texas 77704, at the following location the most northerly door to the newest addition to the Jefferson County Courthouse, nearest the entrance to the quarters occupied by the Justices of the Peace and the Constable, and opposite the main entrance to the new Jefferson County jail, or as designated by the County Commissioner Court

Terms of Sale: The sale will be conducted at a public auction to the highest bidder for cash Pursuant to the deed of trust, the Mortgagee has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in 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.

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

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and § 9 604(a) of the Texas Business and Commerce Code.

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

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

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

Pursuant to section 51 009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust**. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee

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 MILIARY 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.

Margie Allen
SUBSTITUTE TRUSTEE

Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith, and Stephanie Hernandez c/o Stibbs & Co, PC, 831 Crossbridge Drive, Spring, Texas 77373

Return TO:

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 09, 2024 02 55 42 PM
FEE $3 00 2024012384

2181 024

2 pgs 2024012666
NOTTS

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, JUANA MARTINEZ NICANOR AND SPOUSE, MARCOS SANTOS delivered that one certain Deed of Trust dated MAY 7, 2021, which is recorded in INSTRUMENT NO.: 2021017002 of the real property records of JEFFERSON 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 $56,336.00 payable to the order of GIYEF LLC, A TEXAS LIMITED LIABILITY CVOMPANY, 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, EVERLY MAE REAL ESTATE FUND, LLC, 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 JUNE 4, 2024, 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:

LOT 33, BLOCK 4, HIGHLAND PARK ADDITION, AN ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 6, PAGE 103, MAP/PLAT RECORDS OF JEFFERSON COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of JEFFERSON County, Texas, for such sales (OR AT THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION TO THE COURTHOUSE WHICH IS THE ENTRANCE NEAREST THE ENTRANCE TO THE QUARTERS OCCUPIED BY THE JUSTICE OF THE PEACE AND THE CONSTABLE , AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL).

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: MAY 13, 2024.

Tommy Jackson

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TOMMY JACKSON OR
KEATA SMITH OR STEPHANIE HERNANDEZ OR
MARGIE ALLEN OR ANGELIA BROOKS

FILE NO.: MISC-1804
PROPERTY: 260 S PARKWAY DR
BEAUMONT, TEXAS 77705

JUANA MARTINEZ NICANOR

Return TO

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Heliberg, County Clerk
Jefferson County, Texas
May 13, 2024 11:32:33 AM
FEE: $3.00 2024012666

3 pgs NOTTS 2024012758

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:	12/30/2021
Grantor(s):	TYLOR EAGLESON JOINED HEREIN PROFORMA BY HIS SPOUSE, VICTORIA ANN EAGLESON
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal:	$145,500.00
Recording Information:	Instrument 2022000055
Property County:	Jefferson
Property:	(See Attached Exhibit "A")
Reported Address:	204 S 2ND ST, NEDERLAND, TX 77627

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee:	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer:	Shellpoint Mortgage Servicing
Current Beneficiary:	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address:	75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale:	Tuesday, the 4th day of June, 2024
Time of Sale:	11:00 AM or within three hours thereafter.
Place of Sale:	AT THE MOST NORTHERLY DOOR TO THE NEWEST ADDITION TO THE JEFFERSON COUNTY COURTHOUSE, NEAREST THE ENTRANCE TO THE QUARTERS OCCUPIED BY THE JUSTICES OF THE PEACE AND THE CONSTABLE, AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL in Jefferson County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Jefferson County Commissioner's Court, at the area most recently designated by the Jefferson 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 Oian, 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, 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 Oian, 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.

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 Oian, 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 Margie Allen whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 5-13-2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Jefferson County Clerk and caused it to be posted at the location directed by the Jefferson County Commissioners Court.

By: Margie Allen

Exhibit "A"

LOT THIRTEEN (13), IN BLOCK TWO (2), OF ANDERSON ESTATES TO NEDERLAND, AN ADDITION TO THE CITY OF NEDERLAND IN JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 30 OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 13, 2024 03:12:00 PM
FEE: $3.00 **2024012758**

6 pgs NOTTS 2024012858

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

Date:	May 13, 2024
Borrower:	AZI Real Estate Holdings LLC
Borrower's Address:	AZI Real Estate Holdings LLC 6034 Chester Avenue, Suite 401C Jacksonville, Florida 32217
Holder:	Toorak Capital Partners, LLC
Holder's Address:	15 Maple Street, Second Floor West Summit, New Jersey 07901
Substitute Trustee:	Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, or Angie Brooks, and each of them acting alone
Substitute Trustee's Address:	1 Mauchly Irvine, CA 92618
Deed of Trust:	Commercial Deed of Trust, Security Agreement, Fixture Filing, and Assignment of Leases and Rents
Date:	September 29, 2022
Grantor:	AZI Real Estate Holdings LLC
Original Lender:	NVestor Funding Inc.

Trustee:	Melinda Hedrick of Beard Kultgen Brophy Bostwick & Dickson, PLLC
Secures:	Commercial Promissory Note, dated as of September 29, 2022 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of One Hundred Eight Thousand Five Hundred and 00/100 Dollars ($108,500.00), presently owned and held by Holder
Recording:	Recorded in the Official Public Records of Jefferson County, Texas (the "Records") as Document Number 2022033953
Assignment from Original Lender to Holder:	Evidenced by that certain Assignment of Mortgage (the "Assignment"), dated April 17, 2024, and recorded in the Records as Document Number 2024009985
Property:	All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust
Foreclosure Sale:	
Date of Sale:	Tuesday, June 4, 2024
Time of Sale:	The sale of the Property will take place between the hours of 11:00 a.m. and 2:00 p.m. local time; the earliest time at which the sale will take place is 11:00 a.m., and the sale will begin within three hours thereafter.
Place of Sale:	THE MOST NORTHERLY ENTRANCE OF THE NEWEST ADDITION TO THE COUNTY COURTHOUSE AND OPPOSITE THE MAIN ENTRANCE TO THE NEW COUNTY JAIL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy

Dennen, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, Angie Brooks, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

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

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 2:00 P.M. local time.

[signature on following page]

Margie Allen

Margie Allen, Affiant

STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

Subscribed and sworn to before me, the undersigned authority, on this 14th day of May 2024, personally appeared Margie Allen, the Affiant.

PAM BEARD
Notary Public, State of Texas
Comm. Expires 02-18-2025
Notary ID 132932932

Pam Beard

Notary Public, State of Texas

My Commission expires:
2-18-2025

* After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A
LEGAL DESCRIPTION

Tract I:

A 0.08 acre tract of land out of the D. Easley League, Abstract No. 20, Jefferson County, Texas, and being more particularly described as follows:

Being out of the D. Easely League and a part of that certain tract of five acres conveyed to J.D. Seily by J.D. Townsend and wife, Wilma E. Townsend, by deed dated November 29, 1944, recorded in Volume 564, Page 462, of the Deed Records of Jefferson County, Texas, the portion thereof conveyed hereby being described by metes and bounds as follows:

COMMENCING at a point for corner being the northeast corner of said five acre tract;

THENCE called South 3 deg. 47 min. East along the east line of said five acre tract, a distance of 412.92 feet to a 1/2" iron rod found for the northeast corner of the herein described tract and being the POINT OF BEGINNING;

THENCE continuing South 03 deg. 35 min. 57 sec. East (called South 3 deg. 47 min. 00 sec. East), a distance of 25.00 feet (called 25 feet) to a point for corner;

THENCE South 86 deg. 29 min. 22 sec. West (called South 86 deg. 28 min. West), a distance of 149.55 feet (called 149.73 feet) to a point 30 feet distant from the west line of said five acre tract, same being the east line of Hodge Road (referred to as Hodge Street in previous description);

THENCE North 03 deg. 41 min. 44 sec. West (called North 03 deg. 47 min. West) along the said east line of Hodge Road, a distance of 25.00 feet (called 25 feet) to a 1/2" iron rod found for the northwest corner of the herein described tract; THENCE North 86 deg. 32 min. 31 sec. East (called North 86 deg. 28 min. East), a distance of 149.59 feet (called 149.73 feet) to the POINT OF BEGINNING and containing 0.08 acres of land, more or less.

TRACT II:

A 0.26 acre tract of land out of the D. Easley League, Abstract No. 20, Jefferson County, Texas, and being more particularly described as follows: Being out of the D. Easley League and part of that certain tract of five acres conveyed to J.D. Seiley by J.D. Townsend and wife, Wilma E. Townsend, by deed dated November 29, 1944, recorded in Volume 564, Page 462, of the Deed Records of Jefferson County, Texas, the portion thereof conveyed hereby being described by metes and bounds as follows:

COMMENCING at a point for corner being the northeast corner of said five acre tract;

THENCE called South 3 deg. 47 min. East along the east line of said five acre tract, a distance of 437.92 feet to a point for corner and being the northeast corner of the herein described tract and being the POINT OF BEGINNING;

THENCE South 03 deg. 35 min. 57 sec. East (called South 3 deg. 47 min. East), a distance of 74.76 feet (called 75 feet) to a 1/2" iron rod found for the southeast corner of the herein described tract;

THENCE South 86 deg. 28 min. 00 sec. West (reference bearing), a distance of 149.43 feet (called 149.73 feet) to a 1/2" iron rod found 30 feet distant from the west line of said five acre tract, same being the east line of Hodge Road (referred to as Hodge Street in previous description);

THENCE North 03 deg. 41 min. 44 sec. West (called North 3 deg. 47 min. West) along the East line of Hodge Road, a distance of 74.96 feet (called 75 feet) to a point for corner;

THENCE North 86 deg. 29 min. 22 sec. East (called North 86 deg. 28 min. East), a distance of 149.55 feet (called 149.70 feet) to the POINT OF BEGINNING and containing 0.26 acres of land, more or less.

APN: 128731

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 14, 2024 01:04:41 PM
FEE: $3.00 2024012858

3 pgs
NOTTS

2024012879

SURCIRA LLC, a Wyoming limited liability company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Onecimo Garza Lopez
Mayra Verenice Castillo Garcia
4465 Berkley St, Beaumont, TX 77703
Sent via first class mail and CMRR # 9489 0178 9820 3026 1811 16 on 05.14 2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Onecimo Garza Lopez and Mayra Verenice Castillo Garcia executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Jefferson County, Texas and is recorded under Clerk's File/Instrument Number 2022028675, to which reference is made for all purposes.

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 said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust, and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following.

1. Date, Place, and Time of Sale:

   Date: Tuesday, the 4th day of June, 2024

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

   Place: The foreclosure sale will be conducted at public venue in the area designated by the Jefferson County Commissioners Court pursuant to Section 51 002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2 Property to be Sold:

   Lots 12 & 13, Block i, EASTWOOD ADDITION, an Addition to the City of Beaumont, Jefferson County, Texas, according to the Map or Plat recorded in Volume 7, Page 87, Map/Plat Records of Jefferson County, Texas, and more commonly known as a single family home located at 4465 Berkley St, Beaumont TX 77703.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034. The senders of the notice also include those names listed below.

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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

GHRIST LAW FIRM PLLC

Ian Ghrist, Richard Ramsey, Robert Root, Adam Daugle, Jason McDonald
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone. (817) 778-4136

Return TO
GERMER PLLC
P O BOX 4915
BEAUMONT, TX 77704

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 14, 2024 02 23 51 PM
FEE $3 00 **2024012879**

6 pgs NOTTS 2024012880

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

May 13, 2024

NOTE:

Date:	August 10, 2022
Maker:	Oil City Tractors, Inc.
Payee:	World Business Lenders, LLC, its successors and assigns
Original principal amount:	$408,000.00

DEED OF TRUST:

Date:	August 12, 2022 (effective date)
Grantor:	Oil City Tractors, Inc.
Trustee:	Netco, Inc.
Beneficiary:	World Business Lenders, LLC, its successors and assigns
Recording data:	Recorded as Document No. 2022028488, Official Public Records of Jefferson County, Texas.

LENDER: WBL SPO I, LLC

MORTGAGE SERVICER: World Business Lenders, LLC
P.O. Box 479
Elmsford, NY 10523

The above-named mortgage servicer is representing the above-named lender under a servicing agreement with said lender.

BORROWER: Oil City Tractors, Inc.

PROPERTY: *See* Exhibit "A" attached hereto.

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

June 4, 2024, being the first Tuesday of the month, to commence at 1:00 PM, or within three hours thereafter.

SUBSTITUTE TRUSTEES: James E. Cuellar
Jeffrey D. Stewart
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

Return To Tommy Jackson, Keata Smith, Stephanie Hernandez,
Margie Allen, Angelia Brooks
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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.

James E. Cuellar
Attorney for WBL SPO I, LLC

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The most northerly door to the newest addition to the Jefferson County Courthouse, nearest the entrance to the quarters occupied by the Justices of the Peace and the Constable, and opposite the main entrance to the new County Jail, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

TEXAS BUSINESS AND COMMERCE CODE NOTICE

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

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.

Tommy Jackson
Substitute Trustee

8531x002.pjj

EXHIBIT A

Legal Description

Parcel 1 - 300007-000-057400-00000/125983 Property Address - 3999 South 11th Street

BEING a 4.429-are tract of land out of the J.W.Bullock survey and being located along and adjacent to the East right-of-way line of 11th Street and along and adjacent to the North right-of-way line of Fannett Highway, Highway 124, in Beaumont, Jefferson County, Texas, said 4.429 acre tract being described by metes and bounds as follows:

BEGINNING at a concrete monument which marks the Northwest corner of the tract herein described, said monument being in the East right-of-way line of 11th Street, a 120.00' wide right-of-way, and the South line of West Oakland addition, the right-of-way width of 11th Street North of said beginning corner being 150.00' in width;

THENCE S 89° 39' E, along the South line of West Oakland addition, a distance of 135.70' to a concrete monument for corner;

THENCE S 37° 28' E, a distance of 525.57' to a concrete monument for corner in the north right-of-way line of Fannett Highway;

THENCE S 52° 18' W, along the North right-of-way line off Fannett Highway, a distance of 407.31' to a concrete monument for corner at the widened intersection with 11th Street;

THENCE N 63° 46' W, along the North line of the widened intersection, a distance of 150.74' to a concrete monument for corner in the East right-of-way line of 11th Street, a 120.00' wide right-of-way;

THENCE N 00° 12' E, along the East line of 11th Street, a distance of 600.50' to the place of beginning, containing in area 4.429 acres of land, more or less;

SAVE AND EXCEPT therefrom the following described portion thereof conveyed to the City of Beaumont by Charles G. Howard and wife, Louise E. Howard, by deed dated Wugust 19, 1981, recorded in Volume 2333, Page 418 of the Deed Records of Jefferson County,Texas, to-wit:

BEING a 0.077-acre (3369.25 square feet) tract of land out of the J.W. Bullock Survey and being out of a 4.429-acre tract of land described in a Deed of Trust dated November 10, 1972 and recorded in Volume 1457, Page 147 of the Deed Records of Jefferson County, Texas, said 0.077-acre tract being more particularly described by metes and bounds as follows, to-wit:

FOR a locative point, the intersection of the east right-of-way line of 11th Street, a 120.00 foot-wide right-of-way, and the South line of West Oakland addition;

THENCE S 00° 05' 30" E along the East line of 11th Street 475.50 feet to the place of beginning of the herein described tract of land;

THENCE continuing S 00° 05' 30" E along said East line 125.00 feet to a point for corner;

THENCE S 64° 03'30" E, 60.00 feet to a point for corner;

THENCE N 19° 41' 54" W, 160.65 feet to the place of beginning of the herein described tract of land, containing 0.077 acres (3369.25 square feet) more or less.

SAVE AND EXCEPT therefrom that portion of above described tract being conveyed to Houma Dollar Partners, LLC by Oil City Tractors, Inc., a Texas Corporation by deed dated October 13, 2006 and recorded under County Clerk's File No. 2006041854 of the Real Property Records of Jefferson County, Texas. ,

Parcel 2 - 300007-000-061600-00000/126069 Property Address - 3999 South 11th Street

The herein described 0.985-acre tract of land being triangular in shape and lying South of the West Oakland addition to the City of Beaumont, Texas and being a portion of the same 4.43-acres tract of land conveyed by Deed dated June 5, 1950 from Charles O. Baer, et al to C.J. Landry as recorded in Volume 773, Page 384 of the Deed Records of Jefferson County, Texas; said tract of land also being out of and a part of the J.W. Bullock League, Jefferson County, Texas; said 0.985 acre tract of land being more fully described as follows:

BEGINNING at a concrete monument the South line of the Oil City Tractors, Inc., property, said line also being the South line of West Oakland addition to the City of Beaumont, Texas; said monument marking the Northwest corner of the C.J. Landry 4.43-acre tract of land and also being the Northwest corner of the tract or parcel of land being described;

THENCE N 89° 20' E, 256.8 feet along the South line of the Oil City Tractors, Inc., property line which is also the South line of the west oakland addition to the city of Beaumont, Texas, to a 3/4-Inch steel rod placed to mark the northeast corner of the tract of land being described;

THENCE S 0° 40' E, 334.3 feet to a 1/2-inch galvanized iron pipe set in the boundary line of a tract of land heretofore conveyed to Oil City Tractors, Inc., said line also being the boundary line of the C.J.Landry tract;

THENCE N 89° 12' W, 421.5 feet along the common line of the two tracts to the point of beginning, and containing 0.985 acres of land, more or less.

SAVE AND EXCEPT there from that portion of above described tract being conveyed to Houma Dollar Partners, LLC by Oil City Tractors, Inc., a Texas Corporation by deed dated October 13, 2006 and recorded under County Clerk's File No. 2006041854 of the Real Property Records of Jefferson County, Texas.

Parcel 3 - 068000-000-036100-00000/112598 Property Address - 3540 Edmonds Avenue

Lots Numbered Twenty-One and Twenty-Two (21 & 22), Block Seventeen (17) of West Oakland addition to the City of Beaumont, Jefferson County, Texas, according to the map or plat thereof, on file and of record in Volume 2, Page 152 of the Map Records of Jefferson County, Texas.

Parcel 4 - 068000-000-044800-00000/112690 Property Address - 3999 South 11th Street

Lots Numbered Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen and Sixteen, (9, 10, 11, 12, 13, 14, 15 and 16) in Block Number Twenty-Four (24) of West Oakland addition to the City of Beaumont, Jefferson County, Texas, according to the map or plat thereof, on file and of record in Volume 2, Page152 of the Map Records of Jefferson County, Texas.

Commonly Known As:

3540 Edmonds Avenue, Beaumont, TX 77705

3999 South 11th Street, Beaumont, TX 77705

Parcel ID:

125983, 126069, 112598 112690

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, Count/ Clerk

Jefferson County, Texas

May 14, 2024 02:24:39 PM

FEE: $3.00 2024012880

3 pgs
NOTTS
2024012885

SURCIRA LLC, a Wyoming limited liability company, as Buyer of an undivided 61.228% interest ($61,993.00), and FDRE 401k Plan, Tamsyn Campbell, trustee as Buyer of a 17.984% undivided interest ($18,209.00), and FDRE 401 k Plan, David Campbell, trustee as Buyer of a 20.788% undivided interest ($21,048.00), Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Akira Jenae Davis
2036 12th St., Port Arthur, TX 77640
Sent via first class mail and CMRR # 9489 0178 9820 3026 1810 93 on 05.14.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Akira Jenae Davis and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Jefferson County, Texas and is recorded under Clerk's File/Instrument Number 2023002316, to which reference is made for all purposes.

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 said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

   Date: Tuesday, the 4th day of June, 2024

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

   Place: The foreclosure sale will be conducted at public venue in the area designated by the Jefferson County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

   Lot Two (2), in Block Two Hundred Seventy-Nine (279) of the City of Port Arthur, In Jefferson County, Texas, according to the map or plat of record in Volume 1, Page 50, Map Records in the Office of the County Clerk of said County and State., and more commonly known as 2036 12th St., Port Arthur, TX 77640

3. Name and Address of Sender of Notice:

   Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034. The senders of the notice also include those names listed below.

   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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

Ian Ghrist, Richard Ramsey, Adam Daigle, Robert Root, Jason McDonald
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Return To
GERMER PLLC
P O BOX 4915
BEAUMONT, TX 77704

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 14, 2024 02:39:10 PM
FEE: $3.00 **2024012885**

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2024 May 14 03:47 PMFee: $ 3.00

2024012913

ROXANNE ACOSTA-HELLBERG, COUNTY CLERK

JEFFERSON COUNTY TEXAS

Electronically Recorded

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **January 27, 2023**, **WBA Designs LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **$83,400.00**, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded **under Clerk's File No. 2023002449 in the Real Property Records** of **Jefferson County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

The West 45 feet of Lot 14, Block 562, MODEL ADDITION, an Addition to the City of Port Arthur, Jefferson County, Texas, according to the Map or Plat recorded in Volume 3, Page 199, Map/Plat Records of Jefferson County, Texas, commonly known as 3025 9th Street, Port Arthur, Texas 77642; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **James W. King, Renee Roberts, Marc Henry, Edye Patterson, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, June 04, 2024**, being the first Tuesday of such month, at the county courthouse of **Jefferson County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Jefferson County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1 p.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, June 04, 2024**.

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

WITNESS my hand as of May 14, 2024.

RENEE ROBERTS
MY COMMISSION EXPIRES
09-21-2024
NOTARY ID: 154852

Notary Public
State of Texas

Signature

James W. King, **Substitute Trustee**
Printed Name

Matter No. 1947
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

2 pgs
NOTTS
2024012989

Notice of Foreclosure Sale
(Reposted for June 4, 2024)

Deed of Trust ("Deed of Trust"):

Dated: July 20, 2018

Grantor: Keith Daley and Megan Daley

Trustee: P. Dean Brinkley

Lender: Jeanette Daley

Recorded in: Instrument No. 2018027483 of the real property records of Jefferson County, Texas

Secures: Deed of Trust ("Note") in the original principal amount of $67,250.00, executed by Keith Daley and Megan Daley ("Borrower") and payable to the order of Lender

Property (including any improvements):

TRACT 1: L35, B3, HOLLYWOOD ADDITION to the City of Beaumont, Jefferson County, Texas as same appears upon the map or plat thereof, on file and of record in Volume 4, Page 93, Map Records of Jefferson County, Texas.

TRACT 2: L34, B3 HOLLYWOOD ADDITION to the City of Beaumont, Jefferson County, Texas as same appears upon the map or plat thereof, on file and of record in Volume 4, Page 93, Map Records of Jefferson County, Texas.

Foreclosure Sale:

Date: Tuesday, June 4, 2024 (reposted)

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Jefferson County Sheriff's Office (at or near)
1001 Pearl St. #103
Beaumont, TX 77701

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

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

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

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

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

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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

THE BRINKLEY LAW FIRM PC

P. Dean Brinkley

P. Dean Brinkley
SBN: 00793388
2905 Toccoa
Beaumont, Texas 77703
Telephone (409) 835-5800
Telecopier (409) 835-5880
dbrinkley@ctclaw.com

Attorney for Jeanette Daley

return to:
THE BRINKLEY LAW FIRM PC
2905 TOCCOA
BEAUMONT, TX 77703

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas
May 15, 2024 09:37:39 AM
FEE: $3.00 2024012989