

Notice of Foreclosure Sale

(Trustee Sale)

Date : December 17th, 2021

Deed of Trust Information:

Date: July 8th, 2019

GRANTOR: NAYELY HERNANDEZ and wife, NEFTALY HERNANDEZ and MAURICIO ISAI HERNANDEZ

BENEFICIARY: Pebble Creek Investments, LLC, a Texas Limited Liability Company

Original Principle: Thirty-Eight Thousand and 00/100 Dollars (\$38,000.00)

PROPERTY COUNTY: HOUSTON COUNTY

PROPERTY:

Tract 1:

Being 10.306 acres out of and a part of the G. DANIELS SURVEY, ABSTRACT - 1297, in Houston County Texas

Tract 2:

Being a 30 foot Road Easement out of and a part of the G. DANIELS SURVEY, A-1297, AND THE CLAIBORNE ELLIS SURVEY, Abstract - 1164, in Houston County Texas

SALE INFORMATION:

Date of Sale: Tuesday, February 1st, 2022

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$34,448.94, by Pebble Creek Investments, LLC

Place of Sale: IN THE MAIN LOBBY OR MAIN STEPS OUTSIDE OF HOUSTON County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the Houston County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghani, as rights and privileges addressed in DEED OF TRUST

Trustee's Address: 380 Flores Rd, Livingston, TX 77351

*For Sale Info email: amirg1020@gmail.com

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and 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.

STANDARD CERTIFIED MAIL
RETURN RECEIPT REQUESTED
cc Standard Mail

2. Shane Amir Ghaemmaghami as 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 or 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 or 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.

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.

Signed and Executed By:



Shane Amir Ghaemmaghami, Trustee
December 17th, 2021

CM # 7021 0350 0000 4952 7883

STANDARD CERTIFIED MAIL
RETURN RECEIPT REQUESTED
cc Standard Mail

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

11/21/2022 1:00 PM
2022-11-21-6 PM

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 26, 2006 and recorded under Clerk's File No. 064830, in the real property records of HOUSTON County Texas, with Tommy M. Tabor, a married person and Frances T. Tabor signing pro forma to perfect lien only as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for BSM Financial, L.P. DBA BankSource Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tommy M. Tabor, a married person and Frances T. Tabor signing pro forma to perfect lien only securing payment of the indebtedness in the original principal amount of \$110,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Tommy M. Tabor. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Selene Finance LP is acting as the Mortgage Servicer for the Mortgagee. Selene Finance LP, is representing the Mortgagee, whose address is: 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546.

Legal Description:

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND BEING LOT FOUR (4) OF BLOCK TWO (2) IN ENCHANTED ESTATES SUBDIVISION, SECTION C TO THE CITY OF CROCKETT OUT OF AND A PART OF THE A.E. GOSSETT SURVEY A-423 AND BEING MORE PARTICULARLY DESCRIBED IN THE PLAT OF SAID SUBDIVISION AS RECORDED IN VOLUME 1A, PAGE 128 OF THE PLAT RECORDS OF HOUSTON COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/01/2022

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: HOUSTON County Courthouse, Texas at the following location: At the eastside of the Houston County Courthouse, unless inclement weather, then the 1st floor lobby of the Houston County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part

44-21-1052
HOUSTON



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of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Allan Johnston, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Sharon St. Pierre, Ronnie Hubbard, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.

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

Executed on 01/04/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Sharon St Pierre

Printed Name: Sharon St Pierre 1-4-2022

C&M No. 44-21-1052

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 20th day of June, 2013, CROCKETT ENTERPRISES, INC., A TEXAS CORPORATION, executed a Deed of Trust, Security Agreement and Assignment of Rents conveying to ROYCE FLETCHER, Trustee, the real estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 1302915, Official Public Records of Houston County, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of February, 2022, between 11:00 o'clock a.m. and 2:00 p.m., I will sell said Real Estate at the East side of the courthouse (if weather is bad the first floor lobby of the courthouse), Houston County Courthouse, Crockett, Texas, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Houston County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said real estate is described as follows, in the County of Houston, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 6th day of January, 2022.


JAMES D. VanDEVENTER, Substitute Trustee
909 ESE Loop 323, Suite 400
Tyler, TX 75701

EXHIBIT "A"

Legal Description

BEING all of that tract of land in Houston County, Texas, out of the Frank Johnson Survey, A-46 and being all of that called 2.836 acres of land described in a deed to G&R Dial Enterprises, LLC as recorded under Clerks File Number 1202175 of the Official Records of Houston County, Texas, and being described as follows:

BEGINNING at a 3/4 inch steel rod found at the Southeast corner of said 2.836 acres and in the West line of Lot 6 of the Cedar Bend Subdivision as recorded in Volume 1A, Page 89 of the Plat Records of Houston County, Texas;

THENCE North 73 degrees 08 minutes 49 seconds West, 63.58 feet to a 1/2 inch steel rod found in concrete;

THENCE South 70 degrees 42 minutes 29 seconds West, 155.60 feet to a 1/2 inch steel rod set at the Southwest corner of said 2.836 acres and at the Southeast corner of that called 2.626 acres of land described in a deed to Crockett Iron Works as recorded in Volume 877, Page 306 of the Official Records of Houston County, Texas, a 4 inch concrete monument found at the Southwest corner of said 2.626 acres bears South 70 degrees 42 minutes 29 seconds West, 252.90 feet for reference;

THENCE North 18 degrees 57 minutes 13 seconds East, 690.02 feet to a 1/2 inch steel rod set in the South line of State Highway No. 7 and State Highway No. 21 at the Northwest corner of said 2.836 acres;

THENCE Northeasterly 220.06 feet along a curve to the right having a radius of 2814.79 feet and a central angle of 04 degrees 28 minutes 45 seconds (Chord Bears North 66 degrees 21 minutes 38 seconds East, 220.00 feet) to a 1/2 inch steel rod found at the North corner of said 2.836 acres, and at the Northwest corner of that called 3.642 acres of land described in a deed to William Ray Caster as recorded under Clerks File Number 061457 of the Official Records of Houston County, Texas;

THENCE South 17 degrees 00 minutes 00 seconds West (Bearing Basis), 474.54 feet to a 1/2 inch Pipe found at the Southwest corner of said 3.642 acres and at the Northwest corner of Lot 8 of said Subdivision;

THENCE South 17 degrees 19 minutes 00 seconds West, 266.10 feet to the Point of Beginning containing 2.836 acres of land.
