

POSTED

Date: 5-18-2023

Time: 9:30 a.m.

Sharla Keith, County Clerk

Nolan County, Texas

By Cindy Keel Deputy

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/3/2020

Grantor(s)/Mortgagor(s):
ARON SCOTT JACKSON AND TINA KARIN
JACKSON, HUSBAND AND WIFE; KARIN
PETROSS, A SINGLE WOMAN
Current Beneficiary/Mortgagee:
NewRez LLC dba Shellpoint Mortgage Servicing

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR CALIBER
HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 1570
Page: 0123
Instrument No: 20-30524

Property County:
NOLAN

Mortgage Servicer:
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint
Mortgage Servicing is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
75 Beattie Place, SUITE 300,
GREENVILLE, SC 29601

Legal Description: SEE EXHIBIT "A"

Date of Sale: 7/5/2023

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

Place of Sale of Property: 100 East 3rd St., Sweetwater, Nolan, TX, 79556 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

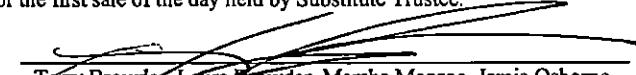
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(f):

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.


Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne,
Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-93199-POS
Loan Type: Conventional Residential

14.956 ACRES OF LAND OUT OF SECTION 38, BLOCK 21, T&P RY. SURVEYS, NOLAN COUNTY, TEXAS. BEING THE SAME LAND AS THE TRACT DESCRIBED IN A DEED TO DONALD PATTEN AND KATHY PATTEN, HUSBAND AND WIFE, RECORDED IN NOLAN COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1086 PAGE 1. THE 14.956 ACRES IS DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 3/8" IRON PIN AT FENCE CORNER FOR THE N.W. CORNER OF THE PATTEN TRACT.

THENCE: N 77° 13' 54" E - 451.74' TO A FOUND 2 1/2" IRON PIPE FENCE CORNER FOR THE N.E. CORNER OF THE PATTEN TRACT AND THE N.W. CORNER OF THE TRACT OF LAND DESCRIBED IN A DEED TO WAYNE REEVES RECORDED IN NOLAN COUNTY PUBLIC RECORDS VOLUME 340 PAGE 60.

THENCE: S 11° 47' 32" E - 1445.45' TO A FOUND 2 1/2" IRON PIPE FENCE CORNER, IN THE NORTH RIGHT OFWAY OF INTERSTATE 20, FOR THE S.E. CORNER OF THE PATTEN TRACT AND THE S.W. CORNER OF THE REEVES TRACT.

THENCE: S 78° 17' 55" W - 452.41', ALONG THE NORTH RIGHT OF WAY OF INTERSTATE 20, TO A FOUND 2 1/2" IRON PIPE FENCE CORNER FOR THE S.W. CORNER OF THE PATTEN TRACT.

THENCE: N 11° 45' 47" W - 1437.04' TO THE POINT OF BEGINNING AND CONTAINING 14.956 ACRES OF LAND MORE OR LESS.