

**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: March 07, 2023

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

Place: DOWNSTAIRS, MAIN LOBBY, AT FRONT DOOR FACING MAIN STREET, JACKSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

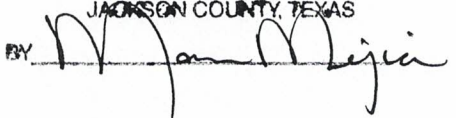
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 06, 2021 and recorded in Document INSTRUMENT NO. 2021-01530 real property records of JACKSON County, Texas, with REGINA ALVAREZ, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by REGINA ALVAREZ, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$161,912.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE  
MAILSTOP 015  
GREENVILLE, SC 29601

FILED 2/14/23 @ 4:44 P.  
Katherine P. Brooks, Clerk of County Court  
JACKSON COUNTY, TEXAS  
BY 



**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 hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN RANDLE, EBBIE MURPHY, PATSY ANDERSON, DEBBY JURASEK, OR ELIZABETH ANDERSON 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.

*Is* *sb* *Megan I. Nancelle*

Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

311 ASH DRIVE  
GANADO, TX 77962

00000009675778

00000009675778

JACKSON

**EXHIBIT "A"**

LOT SEVENTEEN (17), BLOCK TWO (2), OF THE TWIN OAKS ADDITION TO THE CITY OF GANADO, IN JACKSON COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT RECORDED IN VOLUME 3, PAGE 77, PLAT RECORDS OF JACKSON COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED FROM CITIZENS STATE BANK TO CHESTER C. GASKIN, JR. AND WIFE, EMMA J. GASKIN, DATED JUNE 10, 1988 AND RECORDED IN VOLUME 708, PAGE 223 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS.

APN # R23855

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 11th day of August, 2021, Partners Capital, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust were duly recorded in the Official Public Records of Real Property of Jackson County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the 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 the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of March, 2023, between the hours of 12:00 P.M. and 3:00 P.M., I will sell the Property to the highest bidder for cash, in the downstairs lobby at the front door of the courthouse facing Main Street, where the Commissioners Court has designated such sales to take place. The courthouse is located at 115 West Main, Edna, Texas 77957.

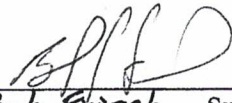
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever,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

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Said Property is described as follows:

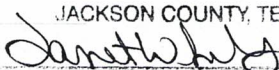
1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 13<sup>th</sup> day of February, 2023.

By:   
Bob Frisch, Substitute Trustee

Address of Substitute Trustee:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

e 2:59  
FILED 2/13/23  
Katherine R. Brooks, Clerk of County Court  
JACKSON COUNTY, TEXAS  


**EXHIBIT 'A'**

Being a 32.70 acre tract of land out of the Patrick Scott League, Abstract 69, Jackson County, Texas and being out of Lot 22 of the Pickering Ranch Subdivision recorded in **Volume 1, Page 4, Slide 2-B** of the Plat Records of Jackson County, Texas and being a portion of that tract of land conveyed to Bobbie J. Barksdale by deed recorded in **Volume 601, Page 679** of the Deed Records of Jackson County, Texas, and this 32.70 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at an existing 3/4 inch iron pipe at the recognized northeast corner of said Lot 22 for the northeast corner of the herein described 32.70 acre tract of land;

Thence South 02° 15' 20" East for a distance of 313.30 feet to a set 5/8 inch iron rod in the curved northwest right of way line of FM 1593 for a corner of herein described 32.70 acre tract of land;

Thence with the curve to the left with a central Angle of 21° 12' 39"; a radius of 560.87 feet; a Tangent of 105.02 feet and a Long Chord that bears South 08° 21' 01" West for a distance of 206.45 feet to a 5/8 inch iron rod set in the west right of way line of said FM 1593 for the PT of said curve for a corner of the herein described 32.70 acre tract of land;

Thence South 02° 15' 20" East, with the west right of way line of said FM 1593 and the east line of this tract, for a distance of 594.95 feet to a set 5/8 inch rod for a corner of the herein described 32.70 acre tract of land;

Thence South 87° 38' 43" West for a distance of 378.49 feet to an existing 5/8 inch iron rod for an inside corner of the herein described 32.70 acre tract of land;

Thence South 02° 32' 46" East for a distance of 114.57 feet to an existing 5/8 inch iron rod for an inside corner of the herein described 32.70 acre tract of land;

Thence North 87° 50' 14" East for a distance of 377.91 feet to a set 5/8 inch rod in the west right of way line of the said FM 1593 for a corner of the herein described 32.70 acre tract of land;

Thence South 02° 15' 20" East with the west right of way line of said FM 1593 and the east line of this tract, for a distance of 1223.36 feet to a set 5/8 inch rod for the southeast corner of the herein described 32.70 acre tract of land;

Thence South 87° 10' 41" West for a distance of 396.38 feet to a set 5/8 inch rod in the east line of a tract conveyed to the Lavaca Navidad River Authority by deed recorded in **Volume 180, Page 500-636** of the Official Records of Jackson County, Texas for the southwest corner of the herein described 32.70 acre tract of land;

Thence North 12° 11' 41" West, with the east line of said Lavaca Navidad River Authority Tract, for a distance of 2149.61 feet to an existing US Department of the Interior Monument for an angle point of the herein described 32.70 acre tract of land;

Thence North 29° 52' 43" East, continuing with the east line of said Lavaca Navidad River Authority Tract, for a distance of 395.69 feet to an existing 1 inch pipe for the northwest corner of the herein described 32.70 acre tract of land;

Thence North 87° 33' 53" East for a distance of 594.92 feet to the PLACE OF BEGINNING in all containing 32.70 acres of land.