

NATIONSTAR MORTGAGE LLC (CXE)
WHITE, ESTATE OF JENE
44 STARLING DRIVE, PALACIOS, TX 77465

VA 626261537991
Firm File Number: 23-039789

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 22, 2021, JENE CARL WHITE AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to CHUCK OWENS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **JACKSON COUNTY, TX** and is recorded under Jackson, 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, May 6, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **JACKSON 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 Jackson, State of Texas:

0.15 ACRE TRACT BEING LOT 180, CAPE CARANCAHUA SECTION 1, A SUBDIVISION OF JACKSON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN SLIDE 66-B OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED FROM JERRY AND NATALIE STORZ TO STORZ PROPERTIES, LLC BY WARRANTY DEED DATED SEPTEMBER 18, 2019 AND RECORDED IN VOLUME 589, PAGE 379 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (Y = 13,549,222.22, X = 2,795,792.27) FOUND IN THE NORTH RIGHT OF WAY LINE OF STARLING DRIVE AND AT THE SOUTHEAST CORNER OF LOT 181, CAPE CARANCAHUA SECTION 1, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 03° 45' 02" W 110.54 FEET ALONG THE EAST LINE OF SAID LOT 181 AND THE WEST LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD FOUND AT NORTHEAST CORNER OF SAID LOT 181, AT THE SOUTHEAST CORNER OF A 0.15 ACRE TRACT (LOT 63) CONVEYED TO CLARK CONSTRUCTORS, TIC IN VOLUME 629, PAGE 357 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, AND AT THE SOUTHWEST CORNER OF A 0.15 ACRE TRACT (LOT 64) CONVEYED TO CLARK CONSTRUCTORS, LLC IN VOLUME 630, PAGE 757 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 82° 43' 08" E 60.17 FEET ALONG THE SOUTH LINE OF SAID 0.15 ACRE TRACT (LOT 64) AND THE NORTH LINE OF THIS HEREIN DESCRIBED TRACT TO A CHAIN LINK FENCE CORNER FOUND AT THE SOUTHEAST CORNER OF SAID 0.15 ACRE TRACT (LOT 64) AT THE SOUTHWEST CORNER OF A 0.15 ACRE TRACT (LOT 65) CONVEYED TO BOB R. AND NANCY L. LOVETT, AND AT THE NORTHWEST CORNER OF A 0.15 ACRE TRACT (LOT 179) CONVEYED TO JOHN CLAY AND MARICELA ANN BELL IN VOLUME 452, PAGE 465 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 03° 39' 12" E 110.57 FEET ALONG THE WEST LINE OF SAID 0.15 ACRE TRACT (LOT 179) AND THE EAST LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.15 ACRE TRACT (LOT 179) AND IN THE NORTH RIGHT OF WAY LINE OF SAID STARLING DRIVE, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 82° 44' 06" W 59.98 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID STARLING DRIVE AND THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT, TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.15 ACRE TRACT, MORE OR LESS.

Property Address: 44 STARLING DRIVE
PALACIOS, TX 77465
Mortgage Servicer: NATIONSTAR MORTGAGE LLC

Mortgagee:

WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY,
N.A.
8950 CYPRESS WATERS BOULEVARD
COPPELL, TX 75019

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

Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz
750 TX-121 #100
Lewisville, TX 75067

WITNESS MY HAND this day March 17, 2025.

By: 

Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
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Attorneys for Wintrust Mortgage, a division of Barrington
Bank & Trust Company, N.A.


Megan
Randle

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

Katherine R. Brooks, Clerk of County Court

JACKSON COUNTY, TEXAS

BY 

03-21-2025 1:15pm