

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/7/2005

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

Recorded in:
Volume: 269
Page: 24
Instrument No: 58340

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
BRANDON HUDSON, JOINED HEREIN PRO FORMA BY HIS WIFE, ELAYNE HUDSON
Current Beneficiary/Mortgagee:
U.S. Bank National Association, as Trustee, in trust for registered holders of J.P. Morgan Mortgage Acquisition Corp. 2006-HE1, Asset Backed Pass-Through Certificates, Series 2006-HE1

Property County:
JACKSON

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

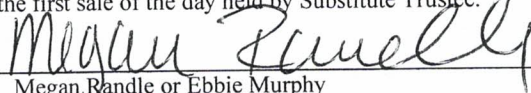
Date of Sale: 10/4/2022 **Earliest Time Sale Will Begin:** 10am

Place of Sale of Property: THE DOWNSTAIRS MAIN LOBBY AT THE FRONT DOOR OF THE COURTHOUSE FACING MAIN STREET 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.

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.

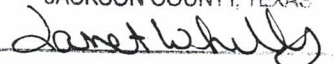


Megan Bandle or Ebbie Murphy
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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.

012.30
FILED 8/30/22

Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS

BY 

MH File Number: TX-22-93600-POS
Loan Type: Conventional Residential

EXHIBIT A

BEING a 15,124.86-square foot tract of land out of Lot No.1, Block No. 4, Parkview Addition to the City of Edna, Jackson County, Texas, plat is recorded in Volume 258, Page 540 of the Deed Records of Jackson County, Texas and being that 110-foot by 137.5-foot tract of land that is described in deed dated June 6, 2000 from Elma Lou Kubala to Larry L. Kubala, et al (Elma Lou Kubala-Life Estate) recorded in Volume 161, Page 269 of the Official Records of Jackson County, Texas and this 15,124.86-square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an existing 5/8-inch iron rod in the northeast line of Fannin Street at the south corner of the Carl Schneider, et ux tract of land that is described in deed recorded in Volume 228, Page 109 of the Official Records of Jackson County, Texas, for the west corner of the herein described 15,124.86-square foot tract of land, said iron rod also being the west corner of the above-mentioned Kubala tract of land and being the common corner of Block Nos. 4 and 5 of the above-mentioned addition;

THENCE North 45° 00' 00" East, with the common line between said Schneider tract of land and said Kubala tract of land, also with the common line between Block Nos. 4 and 5 of said addition, for a distance of 137.50 feet to an existing 5/8-inch iron rod at the east corner of said Schneider tract of land, for the north corner of the herein described 15,124.86-square foot tract of land, said iron rod also being the north corner of said Kubala tract of land, the south corner of the Henry M. Dollery tract of land that is described in deed recorded in Volume 161, Page 526 of the Official Records of Jackson County, Texas and the west corner of the Earney Stanley Yendrey tract of land that is described in deed recorded in Volume 760, Page 703 of the Deed Records of Jackson County, Texas;

THENCE South 44° 45' 00" East, with the common line between said Yendrey tract of land and said Kubala tract of land, for a distance of 110.00 feet to an existing 5/8-inch iron rod at the north corner of the Robert Brown, Jr., et ux tract of land that is described in deed recorded in Volume 245, Page 860 of the Official Records of Jackson County, Texas, for the east corner of the herein described 15,124.86-square foot tract of land, said iron rod also being the east corner of said Kubala tract of land;

THENCE South 45° 00' 00" West, with the common line between said Brown tract of land and said Kubala tract of land, for a distance of 137.50 feet to an existing 5/8-inch iron rod in the northeast line of the above-mentioned Fannin Street, at the west corner of said Brown tract of land, for the south corner of the herein described 15,124.86-square foot tract of land, said iron rod also being the south corner of said Kubala tract of land;

THENCE North 44° 45' 00" West, with the northeast line of said Fannin Street, also with the southwest line of said Kubala tract of land, for a distance of 110.00 feet to the **POINT OF BEGINNING**, Containing 15,124.86 square feet of land.