

**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: February 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 August 08, 2016 and recorded in Document CLERK'S FILE NO. 2016-02104 (VOLUME 517, PAGE 319); AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2018-01685 (VOLUME 561, PAGE 145) real property records of JACKSON County, Texas, with DANIEL W. TAYLOR AND AMANDA TAYLOR, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DANIEL W. TAYLOR AND AMANDA TAYLOR, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$132,554.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226

**FILED**  
Brooks, Clerk of County Court  
JACKSON COUNTY, TEXAS  
12-1-22  
2:47 PM



**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, AARTI PATEL, DYLAN RUIZ, AUCTION.COM, MEGAN L. RANDLE, AMY JURASEK, OR REBECCA BOLTON 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.

*Israel Saucedo Megan L. Randle*

Israel Saucedo

Certificate of Posting

My name is Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/01/22 I filed at the office of the JACKSON County Clerk and caused to be posted at the JACKSON County courthouse this notice of sale.

*[Signature]*

Declarants Name: Megan L. Randle

Date: 12/01/22

10280 STATE HIGHWAY 172  
LOLITA, TX 77971

0000009666892

0000009666892

JACKSON

**EXHIBIT "A"**

PROPERTY (INCLUDING ANY IMPROVEMENTS): LOT FIVE (5) OF A SUBDIVISION OF BLOCK SEVEN (7) OF THE FIRST REGISTERED OF LAWARD FARMS, JACKSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS SLIDE 72-B OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/6/2018

**Grantor(s)/Mortgagor(s):**  
VALERIE R WESPESSE, A MARRIED WOMAN AND  
DAVID WESPESSE, HER HUSBAND  
**Current Beneficiary/Mortgagee:**  
GUILD MORTGAGE COMPANY LLC

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

**Recorded in:**  
**Volume:** 562  
**Page:** 29  
**Instrument No:** 2018-01810

**Property County:**  
JACKSON

**Mortgage Servicer:**  
Guild Mortgage Company LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
5887 Copley Drive,  
San Diego, CA 92111

**Legal Description:** LOT 963 CAPE CARANCAHUA SECTION III, A SUBDIVISION OF JACKSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS 68-B AND SLIDE 69-A OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS. TRACT TWO: LOT 964 CAPE CARANCAHUA SECTION III, A SUBDIVISION OF JACKSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS 68-B AND SLIDE 69-A OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS.

**Date of Sale:** 2/7/2023

**Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** 115 W. Main, Edna, Jackson, TX, 77957 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(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.**

  
Megan Randle, Ebbie Murphy, Aarti Patel, Dylan Ruiz,  
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-22-92711-POS  
**Loan Type:** Conventional Residential

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

  
12-28-22 4:32 PM

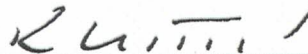
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 13, 2019, executed by **RANDY MICHAEL GUICE AND DIANA GUICE, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2019-02155 Public Records of Jackson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Megan Randle or Ebbie Murphy, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, February 7, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Jackson County Courthouse at the place designated by the Commissioner's Court for such sales in Jackson County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2019 Champion Manufactured Home, Serial No. 125000HB005264A.

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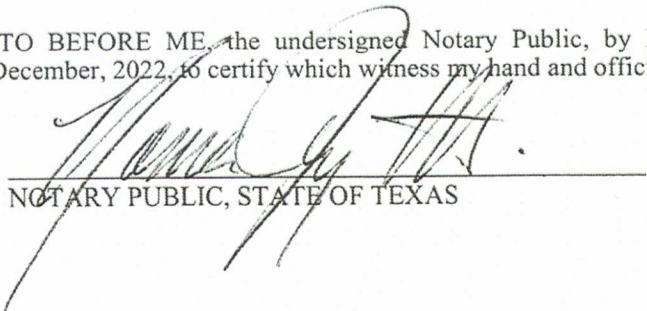
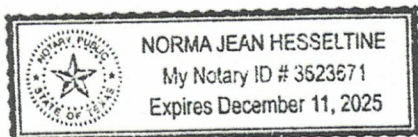
EXECUTED this 19 day of December, 2022.



**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 19 day of December, 2022, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a 1.05 acre tract of land situated in the Robert Guthrie League, Abstract No. 26, Jackson County, Texas, said 1.05 acres being a portion of a 10.77 acre tract of land, described as Tract I, conveyed from James Glen Whitley to Randy Guice, et ux by deed dated January 19, 2007 as recorded in Volume 297, Page 196 of the Official Records of Jackson County, Texas, said 1.05 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch diameter iron rod found for the South corner of the herein described tract, said iron rod also being the South corner of the 10.77 acre Guice tract, the West corner of an 81-1/2 feet x 240 foot tract of land conveyed from James Glen Whitley to Lee Ann Weder as recorded in Volume 328, Page 742 of the Official Records of said county, the East corner of a 2.00 acre tract of land conveyed from Heath Bednarz to Jamie Bednarz as recorded in Volume 453, Page 4 of the Official Records of said county, and the North corner of East Street (40' R.O.W.), and at the intersection of the northeast right-of-way line of N. East Street and the northwest right-of-way line of N. East Street;

**THENCE**, North 44°57'20" West (deed call, North 44°57'20" West), with the common line of the 10.77 acre Guice tract and the 2.00 acre Bednarz tract, a distance of 88.82 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the West corner of the herein described tract, said iron rod also being South 44°57'20" East (basis of bearing), a distance of 1,065.85 feet from a 5/8 inch diameter iron rod found for the West corner of the 10.77 acre Guice tract;

**THENCE**, North 45°47'57" East, crossing the 10.77 acre Guice tract, a distance of 152.61 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract;

**THENCE**, North 43°49'05" West, crossing the 10.77 acre Guice tract, a distance of 42.35 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an exterior corner of the herein described tract;

**THENCE**, North 44°04'00" East, crossing the 10.77 acre Guice tract, a distance of 254.92 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the North corner of the herein described tract, said iron rod also being in the northeast line of the 10.77 acre Guice tract and the southwest line of a tract of land conveyed to Memory Gardens of Edna, Inc. (according to Jackson County Appraisal District);

**THENCE**, South 45°08'36" East (deed call, South 45°08'36" East), with the common line of the 10.77 acre Guice tract and Memory Gardens of Edna, Inc. tract, a distance of 126.44 feet to a fence corner post found for the East corner of the herein described tract, said fence corner post also being the East corner of the 10.77 acre Guice tract and an interior corner of the Memory Gardens of Edna, Inc. tract;

**THENCE**, South 44°03'16" West (deed call, South 44°03'16" West), with the common line of the 10.77 acre Guice tract and the Memory Gardens of Edna, Inc. tract, passing at an approximate distance of 169 feet the West corner of the Memory Gardens of Edna, Inc. tract and the North corner of the 81-1/2 x 240 foot Werler tract, and continuing for an overall distance of 408.79 feet (deed call, 408.79 feet) to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds 1.05 acres of land, more or less.

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

FILED  
Katherine R. Brooks, Clerk of County Court  
JACKSON COUNTY, TEXAS  
12-21-22 11:01 AM

Wayne A. Hunt  
Commissioner, Pct. #1

Jill S. Sklar  
County Judge

Glenn Martin  
Commissioner, Pct #3



Wayne D. Bubela  
Commissioner, Pct. #2

Dennis Karl  
Commissioner, Pct. #4

## JACKSON COUNTY COMMISSIONERS' COURT AGENDA

**NOTICE is hereby given in accordance with Chapter 551, Texas Government Code, that a REGULAR MEETING of the Commissioners' Court will be held on TUESDAY, JANUARY 10, 2023 at 9:00 A.M., in the Jackson County Commissioners' Courtroom of the Jackson County Courthouse, Jackson County, Texas. Discussion and possible action relating to the following business will be transacted:**

**Citizen Comment – Opportunity for public to address Commissioners' Court on non-agenda items. The Court may not comment nor deliberate on non-agenda items. (Presentations should be limited to five (5) minutes)**

- 1. Approval of Minutes and/or additions and corrections, if any.**
- 2. Consider budget amendments, line-item transfers and revenue certifications for FY 2022 and FY 2023 Budget, and take any necessary action.**
- 3. Consider options for canceling and replacing phone system, and take any necessary action.**
- 4. Consider resolution to appoint Subrecipient Authorized Representative(s) (SAR) granting signatory authority for federal and state grant applications and the management thereof through the Texas Department of Emergency Management (TDEM), provide applicable matching funds for the Hazard Mitigation Grant Program (HMGP), and take any necessary action.**
- 5. Consider resolution to appoint Subrecipient Authorized Representative(s) (SAR) granting signatory authority for federal and state grant applications and the management thereof through the Texas Water Development Board (TWDB), provide applicable matching funds for the Flood Mitigation Assistance (FMA) Grant, and take any necessary action.**
- 6. Consider resolution adopting Fair Housing Policy and Procedures, and take any necessary action.**

7. **Consider Payment of County and precinct bills and court orders.**
8. **Consider payroll changes, if any, and take any necessary action.**
9. **Receive various county reports, news and information.**

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**Jill S. Sklar**  
**Jackson County Judge**