

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

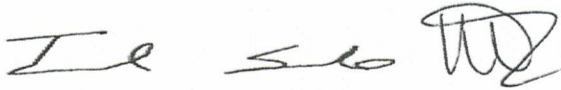
FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY *[Signature]*
12/28/22 4:33pm



NTSS0000009675778

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.



Israel Saucedo

Certificate of Posting

My name is Megan C. 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 12/28/22 I filed at the office of the JACKSON County Clerk and caused to be posted at the JACKSON County courthouse this notice of sale.



Declarants Name: Megan C. Randle

Date: 12/28/22

311 ASH DRIVE
GANADO, TX 77962

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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