

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: October 03, 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 18, 2007 and recorded in Document CLERK'S FILE NO. VOLUME 306, PAGE 76; RE-FILED CLERK'S FILE NO. 2015-00866 (VOLUME 482, PAGE 275) real property records of JACKSON County, Texas, with BELINDA H ARRIAGA AND SPOUSE GILBERT ARRIAGA, grantor(s) and PARAMOUNT FUNDING, L.L.C., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BELINDA H ARRIAGA AND SPOUSE GILBERT ARRIAGA, securing the payment of the indebtednesses in the original principal amount of \$91,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AJAX MORTGAGE LOAN TRUST 2019-F, MORTGAGE-BACKED SECURITIES, SERIES 2019-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE 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. GREGORY FUNDING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o GREGORY FUNDING LLC
P.O. BOX 230579
TIGARD, OR 97281



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 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.

Is *slb* *Megan L. Randle*

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: _____

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JACKSON

EXHIBIT "A"

BEING A 1.00 ACRE TRACT OF LAND SITUATED IN THE SYLVANUS HATCH LEAGUE, ABSTRACT NO. 27, IN JACKSON COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND BEING A PORTION OF BLOCK 3 OF BROOKSIDE ANNEX AS RECORDED IN VOLUME 14, PAGE 195 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE RESIDUAL 21.44 ACRE TRACT OF LAND CONVEYED FROM ROBERT LEE WOOTAN, ET UX TO MANUEL HERNANDEZ, ET UX AND DATED NOVEMBER 7, 1977 AS RECORDED IN VOLUME 563, PAGE 386 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LANDTECH CONSULTANTS" SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING IN THE SOUTHWEST LINE OF THE RESIDUAL 21.44 ACRE HERNANDEZ TRACT, IN THE SOUTHWEST LINE OF BLOCK 3, AND IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 302 (DEWBERRY LANE), SAID IRON ROD ALSO BEARS NORTH 45°26'31" WEST, A DISTANCE OF 269.58 FEET FROM A 5/8 INCH DIAMETER IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "GANEM & KELLY" FOUND FOR THE SOUTH CORNER OF THE RESIDUAL 21.44 ACRE HERNANDEZ TRACT AND THE WEST CORNER OF A 2.47 ACRE TRACT OF LAND;

THENCE, NORTH 45°26'31" WEST, WITH THE SOUTHWEST LINE OF THE RESIDUAL 21.44 ACRE HERNANDEZ TRACT, THE SOUTHWEST LINE OF BLOCK 3 AND THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 302, A DISTANCE OF 202.71 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LANDTECH CONSULTANTS" SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 44°33'29" EAST, CROSSING THE RESIDUAL 21.44 ACRE HERNANDEZ TRACT AND BLOCK 3, A DISTANCE OF 229.98 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LANDTECH CONSULTANTS" SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 43°24'21" EAST, CROSSING THE RESIDUAL 21.44 ACRE HERNANDEZ TRACT AND BLOCK 3, A DISTANCE OF 194.80 FEET TO A FENCE CORNER POST FOUND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42°31'57" WEST, CROSSING THE RESIDUAL 21.44 ACRE HERNANDEZ TRACT AND BLOCK 3, PASSING AT A DISTANCE OF 213.38 FEET A FENCE CORNER POST FOUND ON LINE, AND CONTINUING FOR AN OVERALL A DISTANCE OF 216.20 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.00 ACRE OF LAND MORE OR LESS.

FILED

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

BY *Earlyn Duke*
09-12-2023 @ 11:33am