

NOTICE OF SALE

NOTICE OF FORECLOSURE OF LIEN BY
CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF JACKSON §

WHEREAS, Jason Tumlinson and Michelle Tumlinson own real estate subject to The Restrictions, Conditions and Covenants Of Cape Carancahua Subdivision, which restrictions are recorded in Book 407, Page 329 of the Official Public Records of Jackson County, Texas; and

WHEREAS, pursuant to said restrictions, Jason Tumlinson and Michelle Tumlinson were obligated to pay annual property owner association dues for the years 2018, 2019 and 2020; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned foreclose on said interest and to post notice in accordance with applicable law and sell the subject property, without waiving any rights or remedies that the lienholder has against Owner, or any other parties obligated for payment of the fees; and

WHEREAS, on December 2, 2020, the 24th Judicial District Court of Jackson County, Texas, entered a Default Order To Proceed With Notice Of Foreclosure Sale And Foreclosure Sale in Cause No. 209-16291, styled "In Re: Order For Foreclosure Concerning 88 Calumet Drive, Palacios, Texas 77465, Lot No. 1387, Section No. Four,


Cape Carancahua Subdivision, Under Tex. R. Civ. P. 736”.

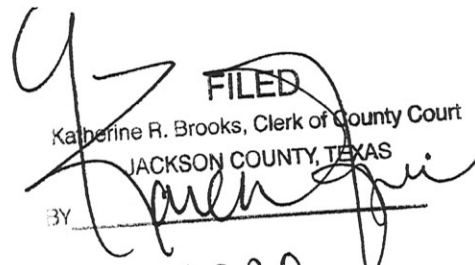
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of February 2021, that Sandra Witte, or such person as may be appointed by the holders of the above described liens, will sell said real estate in the downstairs main lobby at front door of the Jackson County Courthouse facing Main Street, as designated by the County Commissioners Court, Jackson County, Texas, to the highest bidder for cash. The earliest time said sale will occur will be 10:00 a.m. on said date, but the sale will be held no later than 1:00 p.m. on said date.

Said real estate is described as follows:

Lot 1387, CAPE CARANCAHUA, SECTION FOUR, a Subdivision of Jackson County, Texas, according to the Map or Plat thereof recorded on Slide 67-B of the Plat Records of Jackson County, Texas, also known as 88 Calumet Drive, Palacios, Texas 77465.

EXECUTED this the 11th day of December 2020.


Sandra Witte


FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY _____
12-15-20
12:50pm

NOTICE OF SALE

**NOTICE OF FORECLOSURE OF LIEN BY
CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION, INC.**

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF JACKSON §**

WHEREAS, Luis Alfonso Bonilla owns real estate subject to The Restrictions, Conditions and Covenants Of Cape Carancahua Subdivision, which restrictions are recorded in Book 407, Page 329 of the Official Public Records of Jackson County, Texas; and

WHEREAS, pursuant to said restrictions, Luis Alfonso Bonilla was obligated to pay annual property owner association dues for the years 2017, 2018, 2019 and 2020; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned foreclose on said interest and to post notice in accordance with applicable law and sell the subject property, without waiving any rights or remedies that the lienholder has against Owner, or any other parties obligated for payment of the fees; and

WHEREAS, on December 2, 2020, the 267th Judicial District Court of Jackson County, Texas, entered a Default Order To Proceed With Notice Of Foreclosure Sale And Foreclosure Sale in Cause No. 209-16293, styled "In Re: Order For Foreclosure Concerning 76 Arrowhead Drive, Palacios, Texas 77465 and 82 Arrowhead Drive, Palacios, Texas 77465, Lot Nos. 1432 and 1433, Section No. Four, Cape Carancahua

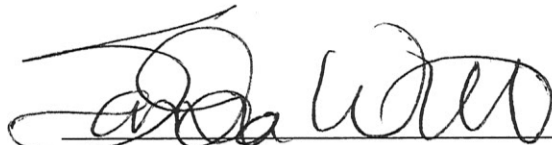
Subdivision, Under Tex. R. Civ. P. 736”.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of February 2021, that Sandra Witte, or such person as may be appointed by the holders of the above described liens, will sell said real estate in the downstairs main lobby at front door of the Jackson County Courthouse facing Main Street, as designated by the County Commissioners Court, Jackson County, Texas, to the highest bidder for cash. The earliest time said sale will occur will be 10:00 a.m. on said date, but the sale will be held no later than 1:00 p.m. on said date.

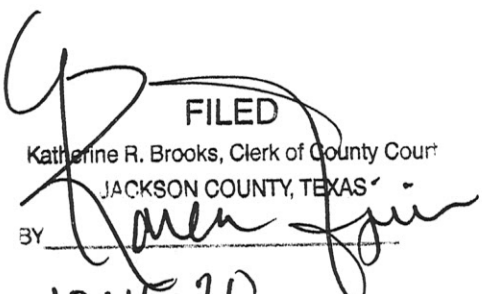
Said real estate is described as follows:

Lots 1432 and 1433, CAPE CARANCAHUA, SECTION FOUR, a Subdivision of Jackson County, Texas, according to the Map or Plat thereof recorded on Slide 67-B of the Plat Records of Jackson County, Texas, also known as 76 Arrowhead Drive, Palacios, Texas 77465 and 82 Arrowhead Drive, Palacios, Texas 77465.

EXECUTED this the 11th day of December 2020.



Sandra Witte


FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY _____
12.15.20 12:56 pm

NOTICE OF SALE

NOTICE OF FORECLOSURE OF LIEN BY
CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF JACKSON §

WHEREAS, Larry N. Ellis owns real estate subject to The Restrictions, Conditions and Covenants Of Cape Carancahua Subdivision, which restrictions are recorded in Book 407, Page 329 of the Official Public Records of Jackson County, Texas; and

WHEREAS, pursuant to said restrictions, Larry N. Ellis was obligated to pay annual property owner association dues for the years 2017, 2018, 2019 and 2020; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned foreclose on said interest and to post notice in accordance with applicable law and sell the subject property, without waiving any rights or remedies that the lienholder has against Owner, or any other parties obligated for payment of the fees; and

WHEREAS, on December 2, 2020, the 267th Judicial District Court of Jackson County, Texas, entered a Default Order To Proceed With Notice Of Foreclosure Sale And Foreclosure Sale in Cause No. 209-16290, styled "In Re: Order For Foreclosure Concerning 605 Swallow Drive, Palacios, Texas 77465, Lot No. 605, Section No. Two, Cape Carancahua Subdivision, Under Tex. R. Civ. P. 736".

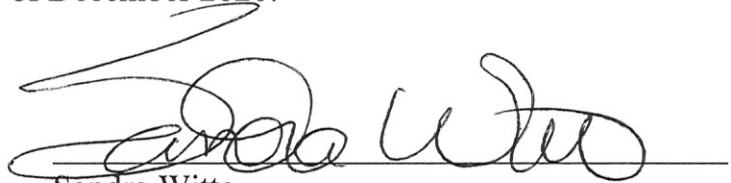
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day

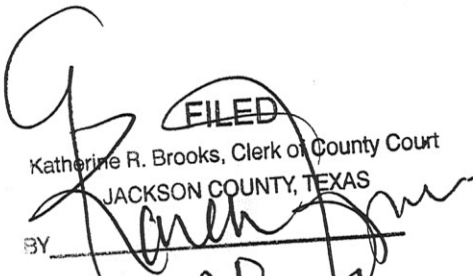
of February 2021, that Sandra Witte, or such person as may be appointed by the holders of the above described liens, will sell said real estate in the downstairs main lobby at front door of the Jackson County Courthouse facing Main Street, as designated by the County Commissioners Court, Jackson County, Texas, to the highest bidder for cash. The earliest time said sale will occur will be 10:00 a.m. on said date, but the sale will be held no later than 1:00 p.m. on said date.

Said real estate is described as follows:

Lot 605, CAPE CARANCAHUA, SECTION 2, a Subdivision of Jackson County, Texas, according to the Map or Plat thereof recorded on Slide 67-B of the Plat Records of Jackson County, Texas, also known as 605 Swallow Drive, Palacios, Texas 77465.

EXECUTED this the 11th day of December 2020.


Sandra Witte


FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY _____
12-15-20
12:56 PM

NOTICE OF SALE

**NOTICE OF FORECLOSURE OF LIEN BY
CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION, INC.**

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF JACKSON §**

WHEREAS, Arthur Fuentes, Jr. owns real estate subject to The Restrictions, Conditions and Covenants Of Cape Carancahua Subdivision, which restrictions are recorded in Book 407, Page 329 of the Official Public Records of Jackson County, Texas; and

WHEREAS, pursuant to said restrictions, Arthur Fuentes, Jr. was obligated to pay annual property owner association dues for the years 2017, 2018, 2019 and 2020; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned foreclose on said interest and to post notice in accordance with applicable law and sell the subject property, without waiving any rights or remedies that the lienholder has against Owner, or any other parties obligated for payment of the fees; and

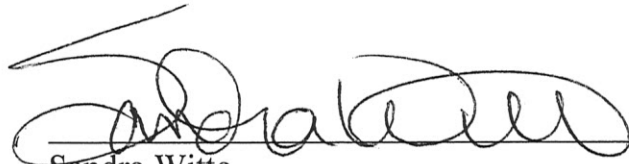
WHEREAS, on December 2, 2020, the 135th Judicial District Court of Jackson County, Texas, entered a Default Order To Proceed With Notice Of Foreclosure Sale And Foreclosure Sale in Cause No. 209-16292, styled "In Re: Order For Foreclosure Concerning 120 Thunderbird Drive, Palacios, Texas 77465, Lot No. 1238, Section No. Three, Cape Carancahua Subdivision, Under Tex. R. Civ. P. 736".


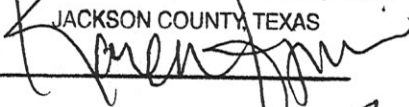
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of February 2021, that Sandra Witte, or such person as may be appointed by the holders of the above described liens, will sell said real estate in the downstairs main lobby at front door of the Jackson County Courthouse facing Main Street, as designated by the County Commissioners Court, Jackson County, Texas, to the highest bidder for cash. The earliest time said sale will occur will be 10:00 a.m. on said date, but the sale will be held no later than 1:00 p.m. on said date.

Said real estate is described as follows:

Lot 1238, CAPE CARANCAHUA, SECTION Three, a Subdivision of Jackson County, Texas, according to the Map or Plat thereof recorded on Slide 67-B of the Plat Records of Jackson County, Texas, also known as 120 Thunderbird Drive, Palacios, Texas 77465.

EXECUTED this the 11th day of December 2020.


Sandra Witte


FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY 
12-15-20. 12:56 PM

NOTICE OF SALE

**NOTICE OF FORECLOSURE OF LIEN BY
CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION, INC.**

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF JACKSON §**

WHEREAS, Walon Woods and Willis Woods own real estate subject to The Restrictions, Conditions and Covenants Of Cape Carancahua Subdivision, which restrictions are recorded in Book 407, Page 329 of the Official Public Records of Jackson County, Texas; and

WHEREAS, pursuant to said restrictions, Walon Woods and Willis Woods were obligated to pay annual property owner association dues for the years 2017, 2018, 2019 and 2020; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned foreclose on said interest and to post notice in accordance with applicable law and sell the subject property, without waiving any rights or remedies that the lienholder has against Owner, or any other parties obligated for payment of the fees; and

WHEREAS, on December 2, 2020, the 135th Judicial District Court of Jackson County, Texas, entered a Default Order To Proceed With Notice Of Foreclosure Sale And Foreclosure Sale in Cause No. 209-16289, styled "In Re: Order For Foreclosure Concerning 301 Starling Drive, Palacios, Texas 77465, Lot No. 1502, Section No. Four,


Cape Carancahua Subdivision, Under Tex. R. Civ. P. 736”.

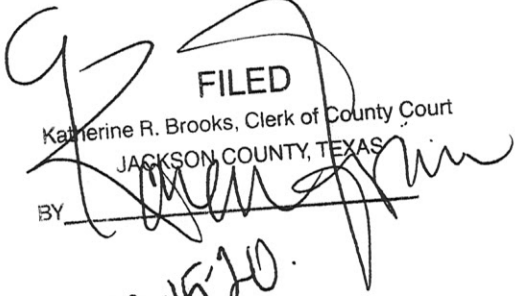
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of February 2021, that Sandra Witte, or such person as may be appointed by the holders of the above described liens, will sell said real estate in the downstairs main lobby at front door of the Jackson County Courthouse facing Main Street, as designated by the County Commissioners Court, Jackson County, Texas, to the highest bidder for cash. The earliest time said sale will occur will be 10:00 a.m. on said date, but the sale will be held no later than 1:00 p.m. on said date.

Said real estate is described as follows:

Lot 1502, CAPE CARANCAHUA, SECTION FOUR, a Subdivision of Jackson County, Texas, according to the Map or Plat thereof recorded on Slide 67-B of the Plat Records of Jackson County, Texas, also known as 301 Starling Drive, Palacios, Texas 77465.

EXECUTED this the 17th day of December 2020.


Sandra Witte


FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY _____
12-15-20.

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: January 05, 2021
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.

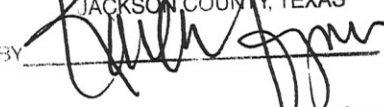
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 16, 2007 and recorded in Document VOLUME 318, PAGE 060 real property records of JACKSON County, Texas, with TERRY LITTERAL AND CARLA LITTERAL, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TERRY LITTERAL AND CARLA LITTERAL, securing the payment of the indebtednesses in the original principal amount of \$62,910.00, 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-E, MORTGAGE-BACKED SECURITIES, SERIES 2019-E, 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
PO BOX 25430
PORTLAND, OR 97298

FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY 
12-11-20 2:00pm

NTSS00000009126707*

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 Sa

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 12-11-2020 I filed at the office of the JACKSON County Clerk and caused to be posted at the JACKSON County courthouse this notice of sale.

Megan L Randle

Declarants Name: Megan L Randle

Date: 12-11-2020



LOT NINE (9) BLOCK ONE (1), SUNRISE BAY SUBDIVISION, A SUBDIVISION OF JACKSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF RECORD IN SLIDE 201-B THROUGH 205-B, PLAT RECORDS OF JACKSON COUNTY, TEXAS.

Notice of Foreclosure Sale

December 9, 2020

Texas Home Equity Security Instrument (First Lien) ("Deed of Trust")

Dated: April 1, 2015

Grantors: Thelma Weasenforth Lunaas, a single person

Trustee: Loretta Williams

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk's file number 2015-00999 of the real property records of Jackson County, Texas

Legal Description: Being a 0.46 acre tract of land situated in the City of Edna, Jackson County, Texas out of Lot 2 of the J. W. Allen's Subdivision of Block G of the Brackenridge Addition according to the established map and plat thereof recorded in Volume X, Page 237 of the Deed Records, Jackson County, Texas; said 0.46 acre tract being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Property Address: 617 Hanover St., Edna, TX 77959.

Secures: Texas Home Equity Fixed/Adjustable Rate Note in the original principal amount of \$70,000.00, executed by Thelma Weasenforth Lunaas, a single person ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described therein and all rights and appurtenances thereto

Substitute Trustee: Jacquelyn D. McAnelly, M. H. Cersonsky, John C. Landon.

Substitute Trustee's Address: 1770 St. James Place, Suite 150, Houston, Texas 77056

Foreclosure Sale:

Date: January 5, 2021

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

BY

12-9-20

11:28

AM

The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the**

Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Jackson County Courthouse, at the following location: The downstairs main lobby at the front door of the Jackson County Courthouse facing Main Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

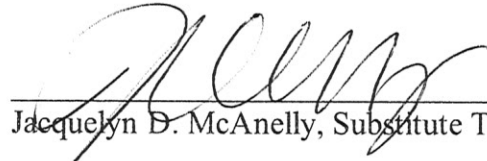
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves

the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Jacquelyn D. McAnelly, Substitute Trustee

Exhibit A

0.46 ACRES

THE STATE OF TEXAS)
THE COUNTY OF JACKSON)

BEING a 0.46 acre tract of land situated in the City of Edna, Jackson County, Texas out of Lot 2 of the J.W. Allen's Subdivision of Block G of the Brackenridge Addition according to the established map and plat thereof recorded in Volume X, Page 237 of the Deed Records, Jackson County, Texas, being that same tract of land described by Warranty Deed dated February 25, 2005, conveyed from Michael A. Fassino and wife, Doris R. Fassino to Thelma Weasenforth Lunaas as recorded in Volume 255, Page 1070 of the Official Records, Jackson County, Texas, said 0.46 acre tract being particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" steel rebar along the southwest line of Hanover Street (a 60-foot Right-of-Way) marking the east corner of the herein described tract;

THENCE, South 43°21'48" West (South 45°38'00" West), departing the southwest right-of-way line of said Hanover Street, over and into the aforesaid Lot 2, a distance of 164.39 (164.50) feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the south corner of the herein described tract;

THENCE, North 47°27'12" West (North 45°11'00" West), continuing across said Lot 2, a distance of 122.07 (122.15) feet to a found 3/4" steel rebar marking the west corner of the herein described tract;

THENCE, North 43°26'26" East (North 45°38'00" East), continuing across said Lot 2, a distance of 164.72 (164.50) feet to a found 3/4" steel rebar marking the north corner of the herein described tract;

THENCE, South 47°17'55" East (South 45°11'00" East), along the southwest right-of-way line of said Hanover Street, a distance of 121.84 (122.15) feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.46 acre tract of land, more or less.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204). This survey was adjusted using a combined scale factor of 1.00011336890115 (GEOID09).

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in March, 2015 and are true and correct to the best of my knowledge and belief.

Wm. Patrick Hohlt
Urban Surveying, Inc. 3/17/15
By: Wm. Patrick Hohlt
Registered Professional Land Surveyor
Texas No. 5523



Wm. Patrick Hohlt

S20796.00

Cause No.: 209-16287

In Re: Order for Foreclosure Concerning	§	IN THE DISTRICT COURT OF
617 Hanover St., Edna, TX 77959	§	
Under Tex. R. Civ. P. 736	§	
	§	
Petitioner:	§	JACKSON COUNTY, TEXAS
Texas Dow Employees Credit Union	§	
	§	
Respondent:	§	
Thelma Weasenforth Lunaas	§	24th JUDICIAL DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner’s motion for default order granting its application for an expedited order under Rule 736. Petitioner’s application complies with the requirements of Texas Rules of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is Thelma Weasenforth Lunaas, whose last known address is 617 Hanover St., Edna, TX 77957 and Occupant, whose last known address is 617 Hanover St., Edna, TX 77957. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 617 Hanover St., Edna, TX 77959 with the following legal description:

BEING a 0.46 acre tract of land situated in the City of Edna, Jackson County, Texas out of Lot 2 of the J.W. Allen’s Subdivision of Block G of the Brackenridge Addition according to the established map and plat thereof recorded in Volume X, Page 237 of the Deed Records, Jackson County, Texas; said 0.46 acre tract being particularly described in Exhibit “A” attached

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 2015-00999 and recorded in the real property records of Jackson County, Texas.

Filed November 23 20 20 2:15 PM 1
Sharon Mathis
Sharon Mathis, District Clerk, Jackson County, TX

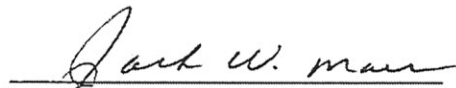
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. §501 et. seq.

7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 23 day of November, 2020.



JUDGE PRESIDING

Exhibit A

0.46 ACRES

THE STATE OF TEXAS)
THE COUNTY OF JACKSON)

BEING a 0.46 acre tract of land situated in the City of Edna, Jackson County, Texas out of Lot 2 of the J.W. Allen's Subdivision of Block G of the Brackenridge Addition according to the established map and plat thereof recorded in Volume X, Page 237 of the Deed Records, Jackson County, Texas, being that same tract of land described by Warranty Deed dated February 25, 2005, conveyed from Michael A. Fassino and wife, Doris R. Fassino to Thelma Weasenforth Lunaas as recorded in Volume 255, Page 1070 of the Official Records, Jackson County, Texas, said 0.46 acre tract being particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" steel rebar along the southwest line of Hanover Street (a 60-foot Right-of-Way) marking the east corner of the herein described tract;

THENCE, South 43°21'48" West (South 45°38'00" West), departing the southwest right-of-way line of said Hanover Street, over and into the aforesaid Lot 2, a distance of 164.39 (164.50) feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the south corner of the herein described tract;

THENCE, North 47°27'12" West (North 45°11'00" West), continuing across said Lot 2, a distance of 122.07 (122.15) feet to a found 3/4" steel rebar marking the west corner of the herein described tract;

THENCE, North 43°26'26" East (North 45°38'00" East), continuing across said Lot 2, a distance of 164.72 (164.50) feet to a found 3/4" steel rebar marking the north corner of the herein described tract;

THENCE, South 47°17'55" East (South 45°11'00" East), along the southwest right-of-way line of said Hanover Street, a distance of 121.84 (122.15) feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.46 acre tract of land, more or less

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204). This survey was adjusted using a combined scale factor of 1.00011336890115 (GEOID09).

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in March, 2015 and are true and correct to the best of my knowledge and belief.

Wm Patrick Hohlt
Urban Surveying, Inc. 3/17/15
By: Wm. Patrick Hohlt
Registered Professional Land Surveyor
Texas No. 5523



Leif

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