

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
10/25/2019

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

**Recorded in:**  
**Volume:** 592  
**Page:** 569  
**Instrument No:** 2019-02857

**Mortgage Servicer:**  
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
JOSEPH ARITUA AKA JOSEPH MANUEL ARITUA, A SINGLE MAN  
**Current Beneficiary/Mortgagee:**  
NewRez LLC d/b/a Shellpoint Mortgage Servicing

**Property County:**  
JACKSON

**Mortgage Servicer's Address:**  
75 Beattie Place, SUITE 300,  
GREENVILLE, SC 29601

**Legal Description:** LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

**Date of Sale:** 8/1/2023

**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.

*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, Robert Randle, 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

MH File Number: TX-22-93517-POS  
Loan Type: VA

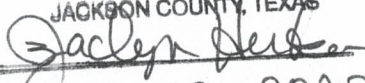
**FILED**  
Katherine A. Brooks, Clerk of County Court  
JACKSON COUNTY, TEXAS  
BY   
06-12-2023  
@ 1:22pm

EXHIBIT "A"

Property (including any improvements): BEING a 8.90 acre tract of land situated in the F.G. Keller Survey, Abstract 38, Jackson County, Texas, and being all of a called 9.02 acre tract of land described in a General Warranty Deed dated April 07, 2000 from C.J. Massingill and Bonita Massingill, husband and wife, and Robert Oneil Parrett, a single person to Donald B. Wright and Deborah D. Wright, husband and wife, recorded in Volume 158, Page 122 of the Official Records of Jackson County, Texas, said 8.90 acre tract of land being described by metes and bounds as follows;

BEGINNING at an existing 5/8 inch steel rod with plastic cap stamped "Ganem & Kelly" in the southeast right-of-way line of County Road 130 (50 foot right-of-way), and at the west corner of a called 17.80 acre tract of land described to Joseph P. Archer and Christine M. Archer, husband and wife, recorded in Volume 282, Page 280 of the Official Records of said County, and at the north corner of said called 9.02 acre tract and the herein described tract;

THENCE, with the southwest line of said called 17.80 acre tract, South 44°00'00" East, (basis of bearings) for a distance of 1175.94 feet to an existing 5/8 inch steel rod with plastic cap stamped "Ganem & Kelly" in the northwest line of a called 65.00 acre tract of land described to Lucas Paz Sanchez, Rosa Myrella Paz Torres and Mario A. Paz, recorded in Volume 440, Page 619 of the Official Records of said County, and at the east corner of said called 9.02 acre tract and the herein described tract;

THENCE, with the northwest line of said called 65.00 acre tract, South 46°58'57" West, for a distance of 330.46 feet to an existing 1/2 inch iron pipe in the northwest line of a called 65.93 acre tract of land described to Alton R. Woytek and Agnes J. Woytek described in Volume 750, Page 475 of the Official Records of said County, and at the east corner of a called 17.23 acre tract of land described to Kenneth Wayne Zuber, described in Volume 141, Page 475 of the Official Records of said County, and at the

south corner of said called 9.02 acre tract and the herein described tract;

THENCE, with the northeast line of said called 17.23 acre tract, North 43°57'56" West, for a distance of 1174.51 feet to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the southeast right-of-way line of the aforementioned County Road 130, and at the west corner of said called 9.02 acre tract and the herein described tract;

THENCE, with the southeast right-of-way line of said County Road 130, North 46°44'10" East, for a distance of 329.74 feet to THE POINT OF BEGINNING, containing within these metes and bounds 8.90 acres, more or less.