

AUG 24 2022

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
By O. Woodard DEPUTY  
Clerk of Court

You, Ricardo Jasso II and Miriam S. Alcala Barquera, are hereby notified that on Tuesday, October 4, 2022 between the hours of 10:00 a.m. and 1:00 p.m. at the Panola County Courthouse located at 110 Sycamore, in the city of Carthage, County of Panola, State of Texas 75633 or wherever else designated by the Commissioner's Court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

**BEING all that certain tract or parcel of land lying and situated in Panola County, Texas, out of the GEORGE WEEDEN SURVEY, ABSTRACT NO. 704 and being a part or portion of that certain called 2.00 acre tract conveyed to Laura A. Barquera in the document recorded in Volume 1243 on Page 130 of the Official Public Records of Panola County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds in the attached Exhibit "A", together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2015 MHDMAN00000263 CMH MANUFACTURING, INC. Manufactured Home; Model: 37FAC16763UH15; Serial No.: CS2017774TN; Label/Seal No.: TEN0801910 which manufactured home has been placed on the real property.**

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 216 Private Road 820, Gary, Texas 75643.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated March 5, 2015, in the original principal sum of \$56,453.68, executed by Ricardo Jasso II as Maker to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated March 5, 2015. The Deed of Trust was executed by you as Grantors to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Panola County, Texas. Vanderbilt Mortgage and Finance, Inc. the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through August 26, 2022 is \$52,703.13. Said balance continues to accrue interest per day after that date at \$12.99 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

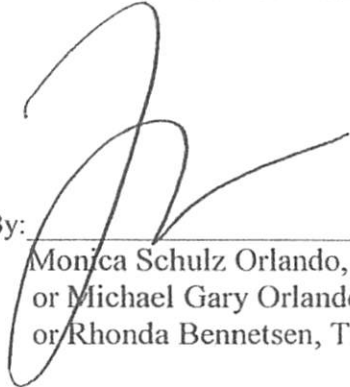
The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated August 17, 2022. As

successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 1021 Main Street, Suite 1150, Houston, Texas 77002.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

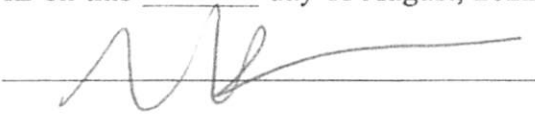
Dated this 18<sup>th</sup> day of August, 2022

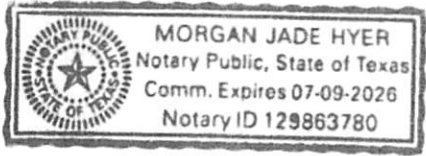
By:   
Monica Schulz Orlando, Trustee  
or Michael Gary Orlando, Trustee  
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 18<sup>th</sup> day of August, 2022,  
by Monica Schulz Orlando.

  
NOTARY PUBLIC In and For  
The State of Texas



Printed Name: Morgan Jade Hyer  
My Commission Expires: 7/9/20

## EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Panola County, Texas, out of the GEORGE WEEDEN SURVEY, ABSTRACT NO. 704 and being a part or portion of that certain called 2.00 acre tract conveyed to Laura A. Barqvera in the document recorded in Volume 1243 on Page 130 of the Official Public Records of Panola County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a ½" iron pin found for the Northeast corner of the aforesaid referred to 2.00 acre tract and the Southeast corner of a called 8.00 acre tract (net) conveyed to Brad D. Koonce, et ux in the document recorded in Volume 1219 on Page 692 of the said Real Property Records;

THENCE, along the East boundary line of the said 2.00 acre tract, S 04° 55' 08" E at 92.98 feet a ½" iron pin set for corner, from which a ½" iron pin found for the Southeast corner of the said 2.00 acre tract bears S 04° 55' 08" E 183.35 feet;

THENCE, across the said 2.00 acre tract the following two (2) courses:

- 1) S 59° 16' 08" W at 123.80 feet a ½" iron pin set for angle corner;
- 2) S 75° 02' 45" W, at 200.00 feet pass on line a metal wire fence post, at 246.08 feet a ½" iron pin set for corner, on a common boundary line of the said 2.00 acre tract and a called 3.00 acre tract conveyed to Jimmy C. Colle, et ux in the document recorded in Volume 1153 on Page 603 of the said Real Property Records, in the approximate centerline of PR 820;

THENCE, along the common boundary lines of the said 2.00 acre tract and the said 3.00 acre tract and generally along the said centerline of PR 820 the following two (2) courses:

- 1) N 46° 02' 56" W at 100.30 feet a point for angle corner;
- 2) N 71° 41' 38" W at 24.79 feet a point for the Northwest corner of the said 2.00 acre tract and the Southwest corner of the said 8.00 acre tract, from which a ½" iron pin found for reference bears N 05° 06' 24" W 16.34 feet;

THENCE, along the common boundary line of the said 2.00 acre tract and the said 8.00 acre tract, N 71° 48' 01" E, at 20.70 feet pass a ½" iron pin found for reference, at 454.68 feet the POINT AND PLACE OF BEGINNING and containing 1.000 acres of land, more or less. The bearings for this tract are based on the East boundary line of the said 2.00 acre tract (S 04° 55' 08" E).

Together with a 15.00' wide access easement described in Volume 1243 on Page 130, in Volume 1219 on Page 692 and in Volume 1116 on Page 217 all of the said Real Property Records.

Together with a 30.00' wide access easement described in Volume 1243 on Page 130, in Volume 1219 on Page 692 and in Volume 1116 on Page 217 all of the said Real Property Records.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. Any statement or references in the above legal description to the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

STATE OF TEXAS COUNTY OF PANOLA FILED FOR RECORD  
I hereby certify that this instrument was filed on  
the date and time stamped hereon by me and Mar 16, 2015 02:24P  
was duly recorded in the volume and page of the  
named records of PANOLA County, Texas as stamped Paul Brevard, COUNTY CLERK  
hereon by me. OFFICIAL PUBLIC RECORDS PANOLA COUNTY, TEXAS

Mar 16, 2015 02:24P

Paul Brevard, COUNTY CLERK  
BY: Bobbie Davis, Deputy  
PANOLA COUNTY, TEXAS