

**NOTICE OF FORECLOSURE 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.**

**PROPERTY TO BE SOLD:** The property to be sold is described as follows:

**TRACT I**

BEING 2.000 ACRES OF LAND OUT OF THE C. COSBY SURVEY NO. 946 ABSTRACT NO. 1339 IN MASON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 51.012 ACRE TRACT (SECOND TRACT) DESCRIBED IN VOLUME 291, PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF MASON COUNTY, TEXAS; SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THAT CERTAIN GIFT DEED DATED JANUARY 11, 2017 IN DOCUMENT NO. 170039, OFFICIAL RECORDS OF MASON COUNTY, TEXAS.

**TRACT II**

BEING 0.667 ACRES OF LAND OUT OF THE C. COSBY SURVEY NO. 946 ABSTRACT NO. 1339 IN MASON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 51.012 ACRE TRACT (SECOND TRACT) DESCRIBED IN VOLUME 291, PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF MASON COUNTY, TEXAS; SAID 0.667 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THAT CERTAIN GIFT DEED DATED JUNE 13, 2017 IN DOCUMENT NO. 170470, OFFICIAL RECORDS OF MASON COUNTY, TEXAS.

TOGETHER WITH THAT 0.760 ACRE ACCESS EASEMENT DATED MARCH 7, 2017 IN DOCUMENT NO. 170189, OFFICIAL RECORDS OF MASON COUNTY, TEXAS.

commonly known as 6402 Starks Rd, Mason, Texas 76856; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 2017 Cavco Industries 150AL28724T (72' x 28'), Serial Number CAV150TX1512198A & CAV150TX1512198B, Label Number NTA1695880 & NTA1689372, together with all parts, accessories, repairs, improvements, and accessions.

**INSTRUMENT TO BE FORECLOSED:** The instrument to be foreclosed is the deed of trust recorded as document number 170670 in the official public records of Mason County, Texas.

**DEED OF TRUST:**

**Date:** April 12, 2017

**Grantor / Mortgagor:** Gregory Kenneth Jackson and Jessica Renae Jackson

**Original Trustee:** Robert W. Buchholz

**Beneficiary / Mortgagee:**

**Name:** Triad Manufactured Home Financial Services, Inc.

**Mailing Address:** 13901 Sutton Park Dr., Bldg. A, Suite 300  
Jacksonville, FL 32224  
Duval County

**Recording information:** Official Public Records of Mason County Texas  
Doc. 170670

**SUBSTITUTE TRUSTEE(S):**

**Name:** JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK  
ED HERNDERSON, JEANINE SCHUCHARDT, CRYSTAL  
SPRINGER, JO ANNE MARTIN, TOM SWEARINGEN

**Mailing Address:** 9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759

Mortgage Servicer has appointed the foregoing persons as Substitute Trustee under the deed of trust.

**MORTGAGE SERVICER:** Triad Financial Services, Inc.

13901 Sutton Park Drive South, Suite 300  
Jacksonville, FL 32224  
Duval County

**DATE, TIME, AND PLACE OF SALE:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday, March 5, 2024

**Time:** The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

**Place:** The area of the Mason County Courthouse in Mason, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

**TERMS OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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. **THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.**

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**TYPE OF SALE:** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gregory Kenneth Jackson and Jessica Renae Jackson.

**OBLIGATIONS SECURED:** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of \$133,316.46 executed by Gregory Kenneth Jackson, and payable to the order of Triad Manufactured Home Financial Services, Inc.

Georgia Banking Company who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust. Triad Financial Services, Inc. is representing Georgia Banking Company under a servicing agreement.

Questions concerning the sale may be directed to the undersigned or to the Mortgage Servicer, Triad Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

**DEFAULT AND REQUEST TO ACT.** Default has occurred under the deed of trust, and the Mortgage Servicer has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgage Servicer. The Mortgage Servicer is representing the Mortgagee under a servicing agreement. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: February 2, 2024.

*Susan Mills*

JIM MILLS, SUSAN MILLS, ANDREW MILLS  
MIDDLEBROOK, ED HERNDERSON, JEANINE  
SCHUCHARDT, CRYSTAL SPRINGER, JO  
ANNE MARTIN, TOM SWEARINGEN  
Substitute Trustee  
9130 Jollyville Rd., Ste. 100-21  
Austin, Texas 78759

FILED  
AT 2:45 O'CLOCK P M  
ON THE 5 DAY OF February  
A.D., 2024.

STATE OF TEXAS  
COUNTY OF MASON  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the Volume and Page of the Official Public  
Records of Mason County, Texas.



*Pam Beam*  
County Clerk, Mason County, Texas

Pam Beam  
COUNTY CLERK, MASON CO., TEXAS  
BY Cindy K. Shuman  
DEPUTY

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