

NOTICE OF FORECLOSURE SALE

March 3, 2020

POSTED NOTICE
DATE 1-28-20 TIME 4:31 pm
See Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: A. Lozano

Deed of Trust ("Deed of Trust"):

Dated: June 30, 2017

Grantor: Deborah L. Schoolman and Jason L. Ballard

Trustee: Keith Gilbert

Lender: First National Bank of Anson

Recorded in: Instrument No. 171677 of the real property records of Jones County, Texas

Legal Description: BEING the East 66 by 30 feet (66'x30') of Lot 3, Block 35, and eight by thirty feet (8'x30') of Lot 3, Block 35, of the Original Town of Anson, Jones County, Texas, and more particularly described as follows:

FIRST TRACT: BEING 66 feet off of the East part of Lot 3, Block 35, of the Original Town of Anson, Jones County, Texas, the portion being conveyed described as follows:

BEGINNING at the Southeast corner of Lot 3 for the Southeast corner of this tract;

THENCE North with the East line of Lot 3, a distance of 30 feet to the Northeast corner of Lot 3 for the Northeast corner of this tract;

THENCE West with the North line of Lot 3 a distance of 66 feet to a point in said North line for the Northwest corner of this tract;

THENCE South parallel with the East line of said Lot 3 to a point in the South boundary line of said Lot 3, 66 feet West from the beginning point, for the Southwest corner of this tract;

THENCE East with the South line of Lot 3 to the place of beginning.

TRACT TWO: BEING 8 feet by 30 feet out of Lot 3, Block 35, Original Town of Anson, Jones County, Texas, more particularly described as follows:

BEGINNING at a point, for the Southwest corner of the First Tract previously described in this Deed, for the Southeast corner of this tract;

THENCE North with the West line of the first tract a distance of 8 feet to a point in the West line of the First Tract, for the Northeast corner of this tract;

THENCE West 30 feet to a point for the Northwest corner of this tract;

THENCE South parallel with the East line of said Lot 3 for the Southwest corner of this tract;

THENCE East with the South line of said Lot 3 to the place of beginning.

Secures: Promissory Note ("Note") in the original principal amount of \$13,500.00, executed by Deborah L. Schoolman and Jason L. Ballard ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, March 3, 2020

Time: 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: The South entrance of the Jones County Courthouse in Anson, Jones County, Texas.

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 First National Bank of Anson'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, First National Bank of Anson, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First National Bank of Anson's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First National Bank of Anson'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If First National Bank of Anson 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.

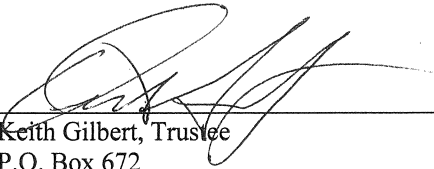
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 First National Bank of Anson. 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, 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 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.



Keith Gilbert, Trustee
P.O. Box 672
Anson, Texas 79501
Telephone (325) 823-3271