

**NOTICE OF FORECLOSURE SALE
(TRUSTEE'S SALE)**

NOTICE REGARDING MILITARY SERVICE

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 WIRTTEN NOTICE OF THE ACTIBE DUTY MILITARY SERVICE TO THE SEND OF THIS NOTICE IMMEDIATELY

DATE OF NOTICE: December 1, 2022

TYPE OF INSTRUMENT: Deed of Trust

Dated: January 19, 2021

Grantor: Mikaela Allmand

Trustee: Mikaela Allmand

Lender: Mikaela Allmand

Current Holder: Mikaela Allmand

Recorded in: Deed of Trust is recorded under Document 210143 of the real property records of Jones County, Texas.

Legal Description and Property to Be Sold: TRACT 1: A0349 20 A THOMPSON, TRANCT N/2 OF 18 S and S, Acres (5): 19533 Private Road 343, Abilene, Jones Co, Texas

TRACT 2: A0349 20 A THOMPSON, TACT S/2 TR 27 AND S/2 TR 18, Acres (5): 19625 Private Road 343, Abilene, Jones Co, Texas

See the attached Legal Description

Secures: Agreement of Sale dated 1/16/2021 executed by Ashley Trevino (Borrower) payable to the order of Mikaela Allmand (Seller)

FORECLOSURE SALE: JANUARY 3, 2023

TIME: The earliest time will begin is 1:00PM or within three hours thereafter

PLACE: JONES COUNTY COURTHOUSE IN ANSON, TEXAS AT THE FOLLOWING LOCATIONS: AT THE FIRST FLOOR OF THE COURTHOUSE AT THE NORTH ENTRANCE BETWEEN THE SIDEWALK AND THE COURTHOUSE STEPS OR SUCH OTHER LOCATION AS MAY BE DESIGNATED BY THE COUNTY COMMISSIONERS COURT OF JONES COUNTY, TEXAS

POSTED NOTICE

DATE 12-1-22 **TIME** 4:50PM

Heleana Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: _____

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
Mikaela Allmand'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 Agreement of Sale (Note) and in the performance
of the obligations of the Deed of Trust. Because of that default, Mikaela Allmand, the owner and holder
of the Note, must sell the Property at foreclosure public sale.

The Deed of Trust may encumber both personal property. Formal notice is hereby given of Mikaela
Allmand's election to proceed against and sell both the real property as described in the Deed of Trust in
accordance with Mikaela Allmand's rights and remedies under the Deed of Trust and Texas Property
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 Mikaela Allmand passes the foreclosure sale, notice of the date of any rescheduled foreclosure sale
will be reposted and refiled in accordance with the requirements of the Texas Property code.

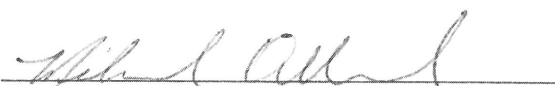
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust,
but prospective bidders are reminded that by law, the foreclosure sale will necessarily be made subject
to all prior matters of record affecting the property, if any, to the extent that they remain 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 Mikaela Allmand. 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) provide 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, any 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.

Name and Address of Sender of Notice:

Mikaela Allmand
3128 FM 3034, Abilene, TX 79601


Mikaela Allmand, Lender, Trustee, Grantor

Ashley Trevino 19533 PR 343, Abilene, TX 79601 Via Certified Mail 70033110000543493256

I hereby certify that on December 1, 2022, True and Correct copies of this document were sent to the recipient at the address and by the method described above.


Mikaela Allmand