

CHAD COWAN

3RD Floor Courthouse
P.O. Box 68
Anson, Texas 79501

ATTORNEY AT LAW

TEL. (325) 823-4224
FAX (325) 823-4223

March 20, 2024

CHRISTINE PHILLIPS
1201 Avenue J
Anson, Texas 79501

NOTICE OF TRUSTEE'S SALE

You, CHRISTINE PHILLIPS, are hereby notified that on Tuesday May 7, 2024, between the hours of 10:00 A.M. and 2:00 P.M., at the south courthouse door located at 1 Courthouse Square in the city of Anson, county of Jones, state of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

BEING ALL of the North 115'(N 115') of Lot Number Two (2), Block Number 33, ORIGINAL TOWN OF ANSON, Jones County, Texas, physical location of 1201 Avenue J, Anson, Texas 79501 and being the same property described in Instrument # 180301, in the Official Public Records of Jones County, Texas.

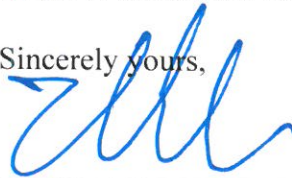
The earliest time that the sale will begin is: 10:00 a.m.

The address or other common designation of this real property is: 1201 Avenue J, Anson, Texas

This sale will be made to satisfy the debt evidenced by the promissory note dated JANUARY 26, 2018, in the original principal sum of \$ 58,338.00, executed by you as Maker to INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC., as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated JANUARY 26, 2018 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantor to Chad Cowan as Trustee for the benefit of INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC., and was recorded JANUARY 26, 2018, in Instrument # 180302. in the Official Public records of Jones County, Texas. INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC. has requested me, the undersigned Trustee, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

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.

Sincerely yours,



CHAD COWAN
Attorney for **INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC.**
State Bar No.: 00793556
P.O. Box 68
Anson, Texas 79501
(325) 823-3771
(325) 823-4223

c: **INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC.**

RR# 7020 0090 0000 0651 5573

POSTED NOTICE
DATE 03-20-24 **TIME** 4:24 pm
Cecilia Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: 