

POSTED NOTICE

DATE 12/28/23 **TIME** 1:50pm
See Also Ganneries
JONES COUNTY CLERK, JONES CO., TX

BY: *Jamie Garcia*

CHAD COWAN

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

ATTORNEY AT LAW

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

December 28, 2023

Jay Cox
6440 PR 4286
Hawley, Texas 79525

NOTICE OF TRUSTEE'S SALE

You, Jay Cox, are hereby notified that on Tuesday February 6, 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:

Lot 1, Prairie View Acres, Section 3, a Subdivision of 24.75 acres out of a 207.56 acre tract of land out of the Southwest $\frac{1}{4}$ of Section 8, Block 16, T&P Railway Company Survey, Jones County, Texas, as shown by plat recorded in Slide 393, Plat Records, 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: 6440 PR 4286 HAWLEY TX 79525

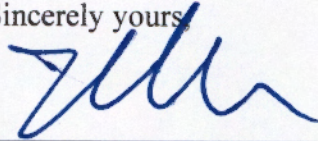
This sale will be made to satisfy the debt evidenced by the promissory note dated NOVEMBER 16, 2022, in the original principal sum of \$ 14,900.00, executed by you as Maker to RONALD E. POINTER AND ALEXANDRA J. POINTER, as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated NOVEMBER 16, 2022 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantor to Walker Law Group, PLLC as Trustee for the benefit of RONALD E. POINTER AND ALEXANDRA J. POINTER, and was recorded November 17, 2022, in Instrument # 223572, in the Official Public records of Jones County, Texas. RONALD E. POINTER AND ALEXANDRA J. POINTER has requested me, the undersigned, 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.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated December 28, 2023. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original 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.

Sincerely yours,



CHAD COWAN

Attorney for **RONALD E. POINTER AND
ALEXANDRA J. POINTER**

State Bar No.: 00793556

P.O. Box 68

Anson, Texas 79501

(325) 823-3771

(325) 823-4223

c: **RONALD E. POINTER AND ALEXANDRA J. POINTER**
Jay Cox c/o Lance Hall, Attorney PO Box 168, Sweetwater, Texas 79556

RR# 7021 2720 0002 8814 4444