

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All property (real, personal or otherwise) described in the Deed of Trust (as hereinafter defined), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, May 2, 2017.**

Time: The sale shall begin no earlier than **1:00 p.m.** or no later than three hours thereafter. The sale shall be completed by no later than **4:00 p.m.**

Place: **The sale will take place at the Jones County Courthouse at the place designated by the Jones County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. 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 Lender 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. Prospective bidders are strongly

POSTED NOTICE

DATE 4/10/17 **TIME** 12:00pm

Lee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: *Reby Jennings*

urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 082590, Book 289, Page 240 in the Real Property Records of Jones County, Texas, and executed by Joe R. Moore and Brenda L. Moore (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"). covering the property described above.

5. Obligations Secured. The Deed of Trust provides that they secure the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Promissory Note (as amended, the "Note") dated on or about September 8, 2008, in the maximum principal amount of \$72,193.64, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

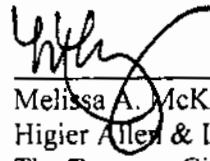
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deeds of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. 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.

DATED: April 17, 2017.



Melissa A. McKinney, Substitute Trustee
Higier Allen & Laitin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

EXHIBIT A - LEGAL DESCRIPTION

BEING 15.23 acres out of an 18.23 acre tract out of 50.35 acre tract out of the mid part of the East 1/2 of the NE/4 of Survey No. 3, Block No. 1, T & N O Ry Co. Lands, situated on the NW edge of Anson, Jones County, Texas, said 18.23 acre tract being described by metes and bounds as follows:

BEGINNING at an angle iron on the West side of a public road 178.3 varia S 0 deg. 15' W of and 10.80 varia N 88 deg. 49' W of the NE Corner of Survey #3 Block #1 T & N O RR Company Survey for the NE Corner of said 50.35 acre tract and for the NE Corner of this tract;

THENCE N 88 deg. 49' W with the North line of said 50.35 acre tract at 334.8 varia come into a fence continue same course along fence line for a total distance of 475.2 varia to a stake in the West line of the East 1/2 of the NE 1/4 of #3 for the NW Corner of said 50.35 acre tract and for the NW Corner of this tract;

THENCE S 0 deg. 15' W with the West line of said 50.35 acre tract and parallel with the East line of this Survey #3 for 232.30 varia to a stake for the NW Corner of a 29.13 acre tract surveyed this date and for the SW Corner of this tract;

THENCE S 89 deg. 45' E with the North line of said 29.13 acre tract for 398.88 varia to a stake for the extreme North NE Corner of said 29.13 acre tract and the NW Corner of a 1.00 acre tract and the SW Corner of another 1.00 acre tract out of the mid east part of the 50.35 acre tract for the extreme South SE Corner of this tract;

THENCE N 0 deg. 15' E with the West line of said 1.00 acre tract and parallel with the east line of this Survey #3 for 74.16 varia to a stake for the NW Corner of 1.00 acre tract and for an inner corner of this tract;

THENCE S 89 deg. 45' E with the North line of 1.00 acre tract for 76.32 varia to an angle iron on the West side of a public road for the NE Corner of 1.00 acre tract and for the extreme East SE Corner of this tract;

THENCE N 0 deg. 15' E 10.8 varia from and parallel with the East line of this Survey #3 along the East line of said 50.35 acre tract for 150.40 varia to the place of beginning.

SAID 15.23 acres being all of above described 18.23 acres tract, SAVE AND EXCEPT a three (3) acre tract of land being fully described by metes and bounds in Field Notes filed for record February 2, 1967, and recorded in Vol. P, Page 279, Surveyor's Records, Jones County, Texas, to which reference is hereby made for a more complete description.