

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** October 10, 2017

**NOTE:** Promissory Note described as follows:

Date: September 29, 2008

Maker: Randy Parkinson (now deceased) and Nannette Parkinson

Payee: First National Bank of Aspermont

Original Principal Amount: Sixty Thousand and no/100 Dollars (\$60,000.00)

**DEED OF TRUST:** Deed of Trust described as follows:

Date: September 29, 2008

Grantor: Randy Parkinson and Nannette Parkinson

Trustee: S.F. Westbrook

Beneficiary: First National Bank of Aspermont

Recorded: Volume 290, Page 188, Official Public Records of Jones County, Texas

**LENDER:** First National Bank of Aspermont

**BORROWER:** Randy Parkinson and Nannette Parkinson

**PROPERTY:** Being that 10.0 acres tract of land, more or less, situated in Jones County, Texas and being more specifically described in that Exhibit "A" attached hereto and incorporated herein by reference for all purposes as if set out in full.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEE:** Thomas W. Choate, pursuant to that Appointment of Substitute Trustee dated November 30, 2009, and recorded at Volume 310, Page 307 (093096), Official Public Records of Jones County, Texas.

Substitute Trustee's Mailing Address:

P.O. Box 206

Abilene, Texas 79604-0206

**POSTED NOTICE**

**DATE** 10/10/17 **TIME** 2:25pm

*Dee Ann Jennings*  
**JONES COUNTY CLERK, JONES CO., TX**

**BY:** *Ruby Adams*

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

November 7, 2017, the first Tuesday of the month, to commence at 10:00A.M., or within three (3) hours after that time, or at such other place, if any, authorized and designated by the Commissioners Court of Jones County, Texas.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

South Entrance to the Jones County Courthouse, 1100 12<sup>th</sup> Street, Anson, Texas

**NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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. {See Tex. Prop. Code §51.002(i).}**

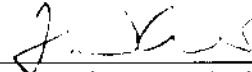
**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

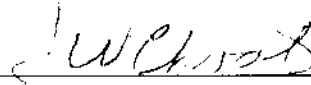
EXECUTED as of October 10, 2017.



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Thomas W. Choate, Substitute Trustee  
P.O. Box 206  
Abilene, Texas 79604-0206

This Notice of Substitute Trustee's Sale was by me filed of record with the County Clerk of Jones County, Texas, on this the 10<sup>th</sup> day of October, 2017, and was posted by me on the 10<sup>th</sup> day of October, 2017, on the public notice board at the Jones County Courthouse at 2:25 o'clock p.m.



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Thomas W. Choate, Substitute Trustee

EXHIBIT A

BEING a 10.0 acre tract of land, more or less, situated in Jones County, Texas, and being out of the Southwest part of a called 155.349 acre tract of land deeded to Sam Baize in Volume 555, Page 353, Deed Records of Jones County, Texas, said 155.349 acre tract from this point being called Parent Tract, said Parent Tract being out of the Southeast part of Survey Number 18, BBB&C RR Company Surveys, Jones and Haskell Counties, said 10 acres being all in Jones County and described by metes and bounds as follows:

**POINT OF BEGINNING**, being a 4 inch pipe fence corner post on the West line of said parent tract, on the North right of way line of Farm to Market highway 2834, from which the original Southwest corner of said parent tract bears S 01° 11' 31" W, 23.6 feet, the Southeast corner of said Survey 18 bears S 89° 01' 58" E, 2670.3 feet from the SWC of said parent tract;

**THENCE** N. 01° 11' 31" E, along the West line of said parent tract and generally along a fence line, a distance of 810.3 feet, to a large spike set at a wood fence post, marking the Northwest corner of this tract;

**THENCE** S. 89° 01' 58" E, along the North line of this tract (no fence), a distance of 537.6 feet, to a 3/8" iron rod set for the Northeast corner of this tract;

**THENCE** S. 01° 11' 31" W, along the East line of this tract, parallel with the West line of said parent tract and this tract, a distance of 810.3 feet, to a concrete row marker found just South of a fence line and being on the North right of way line of above said FM 2834 and marking the Southeast corner of this tract;

**THENCE** N. 89° 01' 58" W, along said right of way line, generally along a fence line, being 50 feet North of the centerline of said FM 2834, passing the East end of the gated entrance to this tract at 2 feet, continuing and passing the West side of said gated entrance at 27 feet, continuing and passing 1 foot South of a water meter at 156 feet, continuing for a total distance of 537.6 feet, to the POINT OF BEGINNING, containing a total of 10 acres of land, more or less.