

**POSTED NOTICE**  
**DATE** 10-10-19 **TIME** 2 pm  
Dee Ann Jennings  
**JONES COUNTY CLERK, JONES CO., TX**  
**BY:** \_\_\_\_\_

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

**WHEREAS**, Karra Dawn Patterson executed a Deed of Trust (the "Deed of Trust") dated September 9, 2011, conveying to Jim Astin, Trustee, the property (the "Property") hereinafter described to secure First National Bank - Stamford, as Beneficiary, in the payment of debt therein described, said Deed of Trust being recorded in Volume 342, Page 88 of the Official Public Records of Jones County, Texas; and,

**WHEREAS**, the Property is situated in Jones County, Texas, and is more fully described as follows:

Being Lot No. Eight (8) in Block No. Six (6) of the Country Club Addition to the Town of Stamford, situated in Jones County, Texas, as shown by the map or plat of said Town and Addition which is filed for record in the Office of the County Clerk of Jones County, Texas.

**WHEREAS**, First National Bank Baird dba First Bank Texas, whose mailing address is 1849 South 1<sup>st</sup>, Abilene, Texas 79602, is the owner and holder of the indebtedness described in the Deed of Trust and is the current Beneficiary under the terms of the Deed of Trust; and,

**WHEREAS**, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said Property to satisfy said indebtedness; and

**WHEREAS**, the undersigned has been duly appointed substitute trustee under the provisions of said Deed of Trust;

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 5th day of November, 2019, the Property will be sold at public auction, in accordance with the terms of the Deed of Trust and the Texas Property Code. The location of the sale will be the South entrance of the Jones County Courthouse in Anson, Jones County, Texas; or if said area is not the designated area, then in the area most recently designated by the Jones County Commissioner's Court. The sale will begin at 11:00 o'clock a.m. (which is the earliest time at which the sale will begin) or not later than three (3) hours after that time. The Property will be sold to the highest bidder for cash; except, however, that the bid of First National Bank Baird dba First Bank Texas will be by credit against the indebtedness owing to First National Bank Baird dba First Bank Texas.

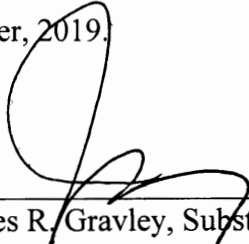
This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

The Property will be sold "AS IS", and no warranties or representations, either express or implied, shall be conveyed, given or made at the sale. Prospective bidders are encouraged to consult with counsel of their choice, and to conduct an independent investigation of the nature and physical condition of the Property and of the status of all matters affecting title to, and encumbrances upon, the Property, prior to participating in the sale of the Property.

Prospective bidders are advised that the purchase price shall be due and payable, in cash, without delay on acceptance of the highest bid; except, however, that the bid of First National Bank Baird dba First Bank Texas will be by credit against the indebtedness owing to First National Bank Baird dba First Bank Texas.

First National Bank Baird dba First Bank Texas reserves the right to postpone, withdraw, or reschedule the sale for another day. In the event that the sale is postponed or rescheduled, notice of the date of any rescheduled Substitute Trustee's Sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The re-posting or re-filing may be after the date originally scheduled for this sale.

**WITNESS MY HAND THIS** 10th day of October, 2019.



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James R. Gravley, Substitute Trustee

Physical Address of Substitute Trustee:  
402 Cypress, Suite 800  
Abilene, Texas 79601

Mailing Address of Substitute Trustee  
P.O. Box 3579  
Abilene, Texas 79604

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