NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, THEN YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS	§ §	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF JONES	§	

You, Armando Lozano and Debbie Losano, are hereby notified that on Tuesday, March 5, 2024, between the hours of 10:00 A.M. and 1:00 P.M. at the Jones County Courthouse's South entrance (or as designated by the Jones County Commissioner's office or as designated by the Jones County Commissioners Court) located at 100 Courthouse Square, Jones County, Anson, Texas 79501, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Real Property"). The earliest time that the sale will begin is 10:00 A.M. The address or other common designation of the Real Property is as follows: 1232 Avenue K, Jones County, Anson, Texas 79501.

The Beneficiary has appointed and substituted me, the undersigned Nicholas E. Arrott II, as Substitute Trustee under the Deed of Trust by a written Appointment of a Substitute Trustee, which is recorded in the Official Public Records of Jones County, Texas. As Substitute Trustee, I am vested with and succeed to all the powers and duties given to the original Trustee. Thus, the Beneficiary has requested me, the undersigned Substitute 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.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe Just Wise Properties, LLC the sum of \$31,570.95. If you do not pay Just Wise Properties, LLC this amount, then the Real Property will be sold to satisfy the debt. Your debt has been accelerated because you failed to cure your default under this note as was requested in the Notice of Intent to Accelerate sent to you on January 23, 2024; specifically, you failed to pay the total delinquency amounting to \$25,374.67 on or before February 12, 2024.

POSTED NOTICE
JONES COUNTY CLERK, JONES CO.,TX
Sulan Jennes
JONES COUNTY CLERK, JONES CO.,TX
DV.

Executed on this the 13th day of February , 2024.
Substitute Trustee:
Nicholas E. Arrott II, Attorney Shahan Decker & Arrott PLLC 2 Village Drive, Suite 101
Abilene, Texas 79606
<u>ACKNOWLEDGEMENT</u>
THE STATE OF TEXAS §
COUNTY OF TAYLOR §
This instrument was acknowledged before me on the
JULIE PRIVITT Notary Public STATE OF TEXAS ID# 768073-4 My Comm. Exp. Dec. 18, 2027

## EXHIBIT "A"

Being a tract 160 feet by 70 feet out of the West ½ of Section 2, Block 1, T & NO RR Co. Lands in Jones County, Texas, described as follows:

Beginning at a point 207.43 feet North from the NE Corner of Lot 1, Block 47 of the Original Town of Amon, Jones County, Texas, for the SE Corner of this tract;

Thence West 160 feet;

Thence North 70 feet;

Theoce East 160 feet;

Thence South 70 feet to the place of beginning, and being the same land described in a Warranty Deed from G. P. Rewell et ux to W. F. McDaff, dated December 12, 1927, of record in Volume 155, Page 215 of the Deed Records of Jones County, Texas, except the West 50 feet thereof which has heretofore been conveyed to A. L. Spraberry.