

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF JONES §

WHEREAS, by Deed of Trust (hereinafter referred to as the "Deed of Trust") dated February 26, 2013, RUBEN MARTEL and LIZA MARTEL conveyed to Kirby N. Andrews, Trustee for the benefit of FIRST FINANCIAL BANK, N.A., certain real property situated in Jones County, Texas, more particularly described as follows, to wit:

Being 0.522 acres of land more or less being part of Block 9, Moore's Subdivision of the Charles Gates League number 353 in Jones County, Texas being the West half of the property described in Volume 508, Page 19 of the Deed Records, Jones County, Texas as further described in "Exhibit A" attached hereto.

(hereinafter referred to as the "Property") to secure the payment of one certain Real Estate Lien Note (hereinafter referred to as the "Real Estate Lien Note") therein described, of even date therewith and payable to the order of First Financial Bank, N. A., which said Deed of Trust is recorded at Volume 508, Page 19 in the Official Public Records of Jones County, Texas, reference to which said Real Estate Lien Note and Deed of Trust and the recordation thereof is hereby made for all purposes; and,

WHEREAS, First Financial Bank, N. A. is the legal owner and holder of the Real Estate Lien Note and Deed of Trust lien; and,

WHEREAS, Notice of Default was forwarded to Debtors/Makers on August 24, 2016, by Certified Mail to require that delinquent installment payments be cured within the time allowed therefor; and,

WHEREAS, the Real Estate Lien Note remained in default as of September 29, 2016, due to failure to cure the existing default under the Note; the owner and holder of the Real Estate Lien Note requested that Thomas L. Rees, Jr. notify Ruben Martel and Liza Martel that the balance of the Note, including the outstanding principle and accrued interest balance of the Note is accelerated and is now fully due and payable and that the Property will be sold at foreclosure sale if Ruben Martel and Liza Martel fail to pay off the accelerated matured indebtedness; and,

WHEREAS, such default has not been cured as of the date of the posting of this Notice of Substitute Trustee's Sale, and the indebtedness evidenced therein is now wholly due and payable; and,

WHEREAS, holder of the Note and Deed of Trusts has appointed Thomas L. Rees, Jr. As Substitute Trustee by Appointment dated September 23, 2016.

WHEREAS, First Financial Bank, N. A., the beneficiary named in said Deed of Trust and the owner and holder of said lien and the Indebtedness secured thereby, has requested the undersigned to sell the Property at Public Auction to satisfy the Indebtedness.

POSTED NOTICE

DATE 9/17/16 TIME 9:00 AM

Thomas L. Rees, Jr.
JONES COUNTY CLERK, JONES CO., TX

BY: Tatiana McJee

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of December, 2016, between the hours of 10:00 a.m. and 4:00 p.m., I will sell the Property, at public auction for cash to the highest bidder, in the lobby area on the first floor of the Jones County Courthouse, 1100 12th Street, Anson, Texas. The lobby area on the first floor of the Jones County Courthouse is the area which has been designated by the Jones County Commissioner's Court for foreclosure sales. Said sale will begin at the earliest at 10:00 a.m. and will take place no later than three (3) hours after that time.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER FIRST FINANCIAL BANK, N.A. NOR THE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

WITNESS MY HAND this the 12th day of October, 2016.



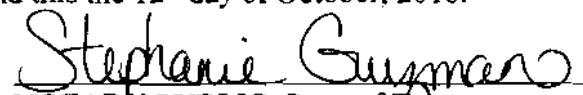
THOMAS L. REES, JR., Substitute Trustee

ACKNOWLEDGMENT FOR THOMAS L. REES, JR.

THE STATE OF TEXAS §
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COUNTY OF NOLAN §

BEFORE ME, the undersigned Notary Public, on this day personally appeared THOMAS L. REES, JR., in his capacity as Substitute Trustee, known to me to be the person whose name is subscribed to the Notice of Trustee's Sale set out above. He acknowledged to me that he executed and is duly authorized to execute the Notice of Trustee's Sale set out above for the purposes and consideration expressed in the Notice of Trustee's Sale as well as in the capacity set forth herein.

GIVEN under my hand and seal of office and this the 12th day of October, 2016.



NOTARY PUBLIC, State of Texas

EXHIBIT "A"

BEING 0.522 acres of land more or less being part of Block 9, Moore's Subdivision of the Charles Gates League Number 353 in Jones County, Texas being the West half of the property described in Volume 508 Page 19 of the Deed Records, Jones County, Texas said 0.522 acres is described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rebar in the North boundary line of FM 2142 being the Southwest corner of this tract and the Southeast corner of a one acre tract of land described in Volume 601, Page 34 of Deed Records, Jones County, Texas said point is 65 feet North 14° 27' West and 273.7 feet South 75° 40' 30" West from the Southeast corner of said Block 9;

THENCE North 14° 27' 00" West parallel to the WBL of SW Avenue E (extended) a distance of 217.80 feet to a set 1/2" iron rebar being the Northwest corner of this tract and the Northeast corner said one acre tract and on the South boundary line of a 20 feet wide alley;

THENCE N 75° 40' 30" East along the South boundary line of said alley and parallel to Fm 2142 a distance of 104.35 feet to the Northeast corner of this tract and the Northwest corner of a 0.552 acre tract being the East half of the property described in Volume 608, Page 738 of Deed Records, Jones County, Texas;

THENCE South 14° 27' 00" East parallel to the WBL of SW Avenue E (extended) a distance of 217.80 feet to a set 1/2" iron rebar being the Southeast corner of this tract and the Southwest corner of said 0.522 acre tract and on the North boundary line of FM 2142;

THENCE South 75° 40' 30" West with the North boundary line of FM 2142, 104.35 feet to the Point of Beginning.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.