

Notice of Foreclosure Sale

November 5, 2019

Deed of Trust ("Deed of Trust"): _____

Dated: September 10, 2015

Grantor: David Moore and Kimberlee A. Moore

Trustee: Keith Gilbert

Lender: First National Bank of Anson

Recorded in: Volume 415, Page 287 of the real property records of Jones County, Texas

Legal Description: BEING 24 feet off the East ends of Lot Numbers One (1) and Two (2) in Block Number 34, ORIGINAL TOWN of Anson, Jones County, Texas, and described as follows:

BEGINNING at the NE corner of Lot Number 1 in said Block 34;

THENCE South 60 feet with the EB line of said Lots 1 and 2 to the SE corner of said Lot 2;

THENCE West with the SB line of Lot 2 a distance of 24 feet;

THENCE north across Lots 2 and 1 a distance of 60 feet to the North line of said Lot 1;

THENCE East 24 feet to the place of beginning and being the same land conveyed to PATSY JUNE DEEN NEWTON in a deed filed in Volume 10, Page 572, Official Public Records, Jones County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$61,307.00, executed by David Moore and Kimberlee A. Moore ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: The South entrance of the Jones County Courthouse in Anson, Jones County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First National Bank of Anson's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

POSTED NOTICE
DATE 10-10-19 TIME 3:57pm
See Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: *A. Jennings*

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First National Bank of Anson, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If First National Bank of Anson passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First National Bank of Anson. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Keith Gilbert, Trustee
First National Bank Anson
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Anson, Texas 79501
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