

**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.**

**Notice of Substitute Trustee's Sale**

Date: August 16, 2021

Substitute Trustee: Mark Hargrove or Andrew Linn

Lender: BLUE CACTUS PROPERTIES, LLC

Note: \$28,900.00

Deed of Trust

Date: April 2, 2020

Grantor: Michael Weaver and April Weaver, husband and wife

Lender: BLUE CACTUS PROPERTIES, LLC

Recording information: Document No. 204847, Official Records, Jones County, Texas

Property: 5.17 acre tract of land is all of Lot 22 of Section 2 Hawley 230 Subdivision out of the B. Trevino Survey 190, Jones County, Texas. The subdivision map can be found in Slide 281, Plat Cabinet, Jones County, Texas. This tract is more fully described as follows:

Beginning at a recovered 3/8" rebar being the southwest corner of this tract and northwest corner of Lot 21 and on the east line of County Road 333, a 60 foot road and utility easement;

THENCE N15°45'36"W with the east line of County Road 333 215.0 feet to a recovered 5/8" rebar being the northwest corner of this tract and southwest corner of Lot 23;

THENCE N74°19'14"E generally with a fence line the called distance of 1054.3 feet to a point being the northeast corner of this tract and southeast corner of Lot 23. A recovered 3/8" rebar bears N74°19'14"E at 23.0 feet;

THENCE S14°28'22"E 213.6 feet to a point being the southeast corner of this tract and northeast corner of Lot 21. A recovered 1/2" rebar bears N74°14'36"E at 9.6 feet;

THENCE S74°14'36"W generally with a fence line and north line of Lot 21 the called distance of 1049.5 feet to the Point of Beginning.

County: Jones

Date of Sale (first Tuesday of month): September 7, 2021

Time of Sale: 1:00 P.M.

Place of Sale: At the South Hall entrance on the First Floor of the Jones County Courthouse, said area being the area designated by the Commissioners' Court of Jones County, Texas, Anson, Texas.

Mark Hargrove or Andrew Linn are each appointed herein as a Substitute Trustee. Lender has instructed either Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**POSTED NOTICE**

**DATE 8-17-21 TIME 11:13 Am**

*Rebecca Jennings*  
**JONES COUNTY CLERK, JONES CO., TX**

**BY: \_\_\_\_\_**

Notice is given that on the Date of Sale, Trustee or Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Mark Hargrove, Substitute Trustee, or  
Andrew Linn, Substitute Trustee  
1312 Commercial Ave.  
P.O Box 149  
Anson, Texas 79501