

POSTED NOTICE

DATE 4-1-21 **TIME** 10am

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, Monica Nicole De La Cruz executed a Deed of Trust (the "Deed of Trust") dated February 7, 2020, conveying to Bradshaw, McCall & Westbrook, PLLC, Trustee, the property (the "Property") hereinafter described to secure Reva P. Turner in the payment of debt therein described, said Deed of Trust being filed for record on February 12, 2020, under Instrument Number 204366, 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 1.930 acres of land and being all of that tract known as Lot 13 of an unrecorded Plat of Oakwoods South, a Subdivision of 114.5 acre out of the G. Martinez Survey 195, Jones County, Texas. Said unrecorded plat shows said subdivision to be surveyed by James Williams, Public Surveyor, R.P.L.S. No. 1061 dated February-August 1984.

Said 1.930 acres being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

WHEREAS, Reva P. Turner, whose mailing address is 3132 S. 23rd Street, Abilene, Texas 79605, is the owner and holder of the indebtedness described in the Deed of Trust, and is the current Lender 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 4th day of May, 2021, I will sell said Property 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 South Hall entrance on the first (1st) floor of the Jones County Courthouse, in Anson, Jones County, Texas; or, if the preceding area is not the designated area, in the area most recently designated by the Jones County Commissioners Court in accordance with §51.002 of the Texas Property Code, as amended. The sale will begin at 1:00 o'clock p.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 any bid by Reva P. Turner, the Lender, will be by credit against the indebtedness owing to Reva P. Turner.

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.

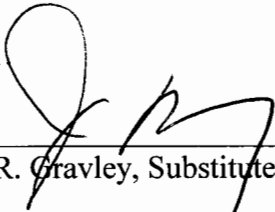
The Property will be sold "AS IS", and no warranties or representations, either express or implied, shall be conveyed, given or made at the sale. Prospective bidders are encouraged to consult with counsel of their choice, and to conduct an independent investigation of the nature and physical condition 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 upon acceptance of the highest bid or within such reasonable time as may be agreed upon by the highest bidder and the substitute trustee if the highest bidder makes such request for additional time to deliver the purchase price; except, however, that any bid of Reva P. Turner, the Lender, will be by credit against the indebtedness owing to Reva P. Turner.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set reasonable conditions for conducting the sale. Any such conditions will be announced before bidding is opened for the sale.

Reva P. Turner, Lender under the terms of the Deed of Trust, 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 1st day of April, 2021



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

Phone: (325) 677-4190
Fax: (325) 677-4195
Email: jim@gravleyleggett.com

Being 1.930 acres of land and being all of that tract known as Lot 13 of an unrecorded Plat of Oakwoods South, a Subdivision of 114.5 acre out of the G. Martinez Survey 195, Jones County, Texas. Said unrecorded plat shows said subdivision to be surveyed by James Williams, Public Surveyor, R.P.L.S. No. 1061 dated February-August 1984.

Said 1.930 acres being more particularly described as follows;

BEGINNING at a point in Private Road 356 (shown as Southfork, 50' wide access easement per said unrecorded plat) at the Southeast corner of said Lot 13 and at the Northeast corner of a tract of land recorded in Volume 361, Page 404, Official Public Records, Jones County, Texas for the Southeast corner of this tract, whence the Northwest corner is recorded to bear N46°25'E 166.6', S51°15'W 375.4', S29°15'W 122.3', S53°15'W 248.4', S67°32'W 1002.1', N26°46'W 3451.6', S75°W 1032.7', and N15°W 170.8' per said Volume 361, Page 404;

THENCE S41°30'00"W at 24.48' pass a found 3/8", for reference, on the West line of said Private Road 356, whence a found 3/8" metal rebar on the West line of said Private Road 356 bears S47°27'10"E 509.30' and continue on S41°30'00"W (bearing basis per said unrecorded plat and per said Volume 361, Page 404) a total distance of 439.00' to a found 3/8" metal rebar at the Southwest corner of said Lot 13 and the Northwest corner of said tract recorded in Volume 361, Page 404, for the Southwest corner of this tract;

THENCE N35°48'58"W at 204.14' pass a found 3/8" metal rebar on the South line of Private Road 354 (shown as Post Oak Road, 50' wide access easement per said unrecorded plat) and continue on a total distance of 230.30' to a point in said Private Road 354 at the Northwest corner of said Lot 13 for the Northwest corner of this tract;

THENCE N29°15'00"E 25.00' to point in said Private Road 354 for a point of intersection on the North line of said Lot 13 for a point of intersection of this tract, whence a set 1/2" metal rebar, for reference, on the South line of said Private Road 354 bears S49°45'15"E 25.47';

THENCE N51°14'30"E 375.20' to a point in the intersection of said Private Road 354 and said Private Road 356 at the Northeast corner of said Lot 13 for the Northeast corner of this tract, whence a found 3/8" metal rebar, for reference, on the South line of said Private Road 354 and the West line of said Private Road 356 bears S01°00'51"W 37.74';

THENCE S46°30'34"E 166.60' to the point of beginning and containing 1.930 acres of land.

Exhibit "A"