

NOTICE OF FORECLOSURE SALE

February 1, 2022

Deed of Trust ("Deed of Trust"):

Dated: December 10, 2018

Grantor: Breana L. Ingle and Chad Ingle

Trustee: Keith Gilbert

Lender: First National Bank of Anson

Recorded in: Instrument No. 183021 of the real property records of Jones County, Texas

Legal Description: Being 4.99 acres out of a 50 acre tract, described in a deed to Bill Varner, dated January 26, 1982, of record in Volume 649, Page 407, Deed Records, Jones County, Texas, out of the Gabriel Martinez Survey 195, Jones County, Texas, said 4.99 acres being the same tract of land described as 5.0 acres in Deed to Crystal Smith, dated September 5, 2006, of record in Volume 249, Page 125, Official Public Records, Jones County, Texas, and said 4.99 acres being more thoroughly described as follows: Beginning at a point, on the North line of said 50 acre tract and the East line of Private Road 334, for the Northwest corner of this tract from which a found 1/2" rebar for the Northwest corner of said 50 acre tract bears S 74 deg. 14' W 60'; Thence N 74 deg. 14' E, along the North line of said 50 acre tract a distance of 451.1 feet to a found 1/2" rebar, for the Northwest corner of a 5.01 acre tract (Tract 7) described in a deed to Kourosh Shokouiet et ux, of record in Volume 674, Page 600, Deed Record, Jones County, Texas, and the Northeast corner of this tract; Thence S 27 deg. 16'55" E a distance of 492.4 feet to a found 1/2" rebar, on the North line of said Private Road 334, for the Southwest corner of said 5.01 acre tract and the Southeast corner of this tract; Thence S 74 deg. 17'40" W, along the North line of said Private Road 445, a distance of 451.4 feet to a point for the Southwest corner of this tract; Thence N 27 deg. 16'55" W, along the East line of said County Road 445, a distance of 491.9 feet to the point of beginning and containing 4.99 acres of land, more or less.

Secures: Consumer Note ("Note") in the original principal amount of \$21,757.14, executed by Breana L. Ingle and Chad Ingle ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, February 1, 2022

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 steps 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

POSTED NOTICE
DATE 1-4-22 **TIME** 2:45 PM
Sulann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: _____

National Bank of Anson's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First National Bank of Anson's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First National Bank of Anson's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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.

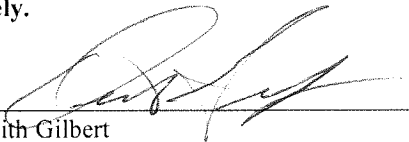
If First National Bank of Anson passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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
P.O. Box 672
Anson, Texas 79501
Telephone (325) 823-3271
Telecopier (325) 823-3462