

CHAD COWAN

3RD Floor Courthouse
P.O. Box 68
Anson, Texas 79501

ATTORNEY AT LAW

TEL. (325) 823-4224
FAX (325) 823-4223

December 5, 2022

NOTICE OF TRUSTEE'S SALE

You, David L. Flink, are hereby notified that on Tuesday January 3, 2023, between the hours of 10:00 A.M. and 4:00 P.M., at the south courthouse door located inside on the 1st Floor at 1 Courthouse Square (Jones County Courthouse) in the city of Anson, County of Jones, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

BEING the SURFACE ESTATE ONLY of Lot 10 of the Prairie View Acres subdivision, Section 2, such being a 1.03 ACRE tract, out a 15.50 acre tract known as Prairie View Acres subdivision, Section 2, as shown on a Plat on File as Slide 390 in the Jones County Clerk's office, such 15.50 acres being out of the Southwest $\frac{1}{4}$ of Section 8, Block 16, T&P RR. Company Surveys, Jones County, Texas

The address or other common designation of this real property is: the lot located adjacent to real property at 2934 CR 428; Hawley, Texas 79525.

This sale will be made to satisfy the debt evidenced by the promissory note dated October 27, 2021, in the original principal sum of TWELVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$12,900.00), executed by you as Maker to RONALD E. POINTER, and wife, ALEXANDRA J. POINTER as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated October 27, 2021 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantor to Chad Cowan as Trustee for the benefit of RONALD E. POINTER, and wife, ALEXANDRA J. POINTER, and was recorded October 27, 2021, in Instrument # 213391 in the Official Public Records of Jones County, Texas. RONALD E. POINTER, and wife, ALEXANDRA J. POINTER has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your debt has been accelerated because you failed to cure the default as was requested in the Notice of Intent to Accelerate sent to you on November 2, 2022, namely you failed to make the overdue payment(s) on or before November 28, 2022.

Sincerely yours,



CHAD COWAN
Attorney
State Bar No.: 00793556
P.O. Box 68; Anson, Texas 79501
TEL. (325) 823-3771
FAX (325) 823-4223

David L. Flink
2934 CR 428
Hawley, Texas 79525

VIA RR# 7021 0950 0001 3585 4668

POSTED NOTICE
DATE 12/5/22 **TIME** 4:35 PM
Alle Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: _____