

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 NOTE IMMEDIATELY.

NOTICE OF FORECLOSURE SALE BY SUBSTITUTE TRUSTEE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

BEING 1.339 acres of land out of a resurvey of part of the Original Survey granted to BBB&C Ry. Co. Survey, Jones County, Texas, as #3579, H. S. Abbot -vs- R. L. Penick recorded in Volume 95, Page 383, Deed Records, Jones County, Texas, described by metes and bounds as follows:

BEGINNING at an iron pipe on the North side of a 4 inch corner iron post in the East R.O.W. line of State Highway 6 for the SW corner of a 1.56 acre tract conveyed to the Stamford Clinic Building Corporation by deed recorded in Volume 564, Page 494 of the Deed Records of Jones County, Texas for the NW corner of this tract. Said corner being 247.0 feet N 1° 28' West of and 96.5 feet 88° 32' West of the SE corner of aforesaid Tract 4;

THENCE North 88° 32' East with the South line of said Clinic Building tract at 219.0 feet pass the SE corner of same, continue the same course for a total distance of 242.0 feet to an iron pipe for the NE corner of this tract;

THENCE South 1° 28' East for 247.5 feet to an iron pipe on the North edge of curb line along North line of a 16.81 acre tract conveyed to Stamford Hospital by deed recorded in Volume 562, Page 77 of the Deed Records of Jones County, Texas for the SE corner of this tract;

THENCE South 88° 43' West along the North edge of said curb at 145.5 feet cross the West line of Tract 5 and the East line of Tract 4, continue the same course for a total distance of 225.0 feet to an iron pipe in the East R.O.W. line of said State Highway 6 for the SW corner of this tract;

THENCE along the East R.O.W. of said highway along a curve to the right with chords as follows: N 7° 41' W for 127.0 feet, N 3° 00' W for 120.6 feet to the place of beginning.

COMMONLY KNOWN as: 1517 Columbia Street, Stamford, Texas 79553.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 1, 2025

POSTED NOTICE

DATE 3/6/25 TIME 12:30PM

LeeAnn Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Aniel Rozame

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

Place: Jones County Courthouse, Texas, at the following location: 100 Courthouse Square, Anson, Texas 79501 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

The beneficiary through its Trustee or Substitute Trustee reserves the right to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale, to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 sale will necessarily be "AS IS," at purchaser's own risk, and 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

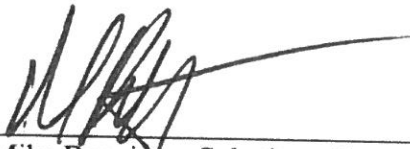
4. Type of Sale. The sale is a nonjudicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by (1) Deed of Trust dated November 17, 2021, executed by Lester Brown II to Mike Rhea, Trustee f/b/o First National Bank and Trust Company of Weatherford dba First Bank Texas, recorded at instrument #213701, Real Property Records, Jones County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Real Estate Lien Note dated November 17, 2021, in the original principal sum of \$70,981.00, executed by Lester Brown aka Lester Brown II, and payable to First National Bank and Trust Company of Weatherford dba First Bank Texas.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

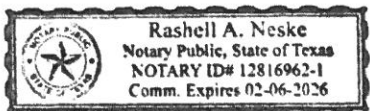
DATED: March 3, 2025

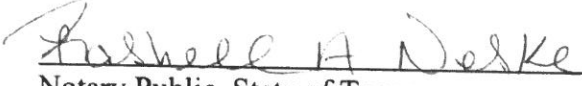

Mike Bannister, Substitute Trustee
4201 Buffalo Gap Rd.
Abilene, Texas 79606
Tel: (325) 695-1885

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Taylor §

BEFORE ME, the undersigned Notary public, on the 3rd day of March 2025, personally appeared, Mike Bannister, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes therein expressed.




Notary Public, State of Texas