

**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:

Lot G in Upshaw & McDonald Subdivision of Lots 1,2,3,4, and part of Lots 5,6, 7,8,9,10 and 11 in Block 136 of the College Heights Addition to the town of Stamford, Jones County, Texas.

COMMONLY KNOWN as: 1113 E. Wells Street, Stamford, Texas

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

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 refiled 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

**POSTED NOTICE**

**DATE** 3/4/25 **TIME** 1:11 pm

Lee Ann Jennings

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

**BY:** Orvil Lozano

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 September 17, 2020 executed by Lester Brown – LB’s Outfitters to Mike Rhea, Trustee f/b/o First National Bank Baird, dba First Bank Texas, recorded at instrument #206524, 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 Promissory Note dated September 17, 2020, in the original principal sum of \$37,560.00 executed by Lester Brown, and payable to 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.

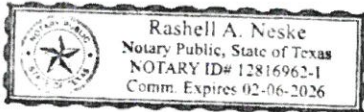
DATED: March 3, 2025

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 3<sup>rd</sup> 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.



Rashell A. Neske  
Notary Public, State of Texas