

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, THEN YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS §  
COUNTY OF JONES § KNOW ALL MEN BY THESE PRESENTS §

You, Betty Leann Simms, are hereby notified that on Tuesday, April 1, 2025, between the hours of 10:00 A.M. and 4:00 P.M. on the south steps of the Jones County Courthouse located at 100 Courthouse Square, 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 all of Lot 19, Block F, Westover Terrace Addition to the Town of Anson, Jones County, Texas, as shown by plat recorded in Slide 232, Plat Records of Jones County, Texas, more commonly known as 314 Avenue M, Anson, TX 79501.

The earliest time that the sale will begin is 10:00 A.M.

This sale will be made to satisfy the debt evidenced by the promissory note dated September 27, 2022, in the original principal sum of \$55,000.00, executed by you as Maker to Aaron Walla as Payee and secured by and pursuant to the power of sale conferred in the Deed of Trust dated September 27, 2022, (the "Deed of Trust"). The Deed of Trust was executed by you as Grantor to John O. Scott as Trustee for the benefit of Aaron Walla (the "Beneficiary") and was recorded as Instrument No. 223024, Official Public Records, Jones County, Texas.

The Beneficiary has appointed and substituted me, the undersigned James M. Decker, as Substitute Trustee under the Deed of Trust by a written Appointment of a Substitute Trustee dated February 25, 2025. As Substitute Trustee, I am vested with and succeed to all the powers and duties given to the original Trustee. Thus, the Beneficiary has requested me, the undersigned Substitute Trustee, 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. You now owe the Beneficiary the sum of \$55,000.00, less any principal payments previously made, plus unpaid property taxes and associated penalties that will continue to accrue. If you do not pay the Beneficiary this amount, then the Real Property will be sold to satisfy the debt. Your debt has been accelerated because you failed to cure the default despite repeated efforts to contact you.

**POSTED NOTICE**  
**DATE** 2/24/25 **TIME** 3:16PM  
*John Sanning*  
JONES COUNTY CLERK, JONES CO., TX  
BY: *Joni Garcia*

**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.**

Signed on February 24, 2025.

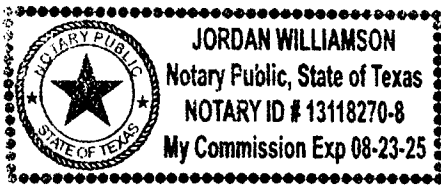
Substitute Trustee:

  
James M. Decker  
127 East McHarg Street  
Stamford, Texas 79553

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS           §  
  §  
COUNTY OF JONES           §

This instrument was acknowledged before me on the 24th day of February, 2025, by JAMES M. DECKER.



  
NOTARY PUBLIC, STATE OF TEXAS

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.