

CHAD COWAN

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

ATTORNEY AT LAW

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

January 3, 2025

NOTICE OF TRUSTEE'S SALE

You, MICHAEL VAUGHN GABBARD, are hereby notified that on Tuesday February 4, 2025, between the hours of 10:00 A.M. and 2:00 P.M., at the south courthouse door located at 1 Courthouse Square 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 21 of the Prairie View Acres subdivision, Section 3.

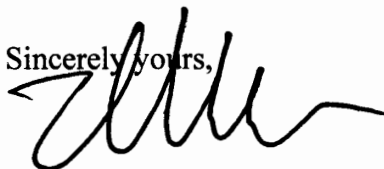
The earliest time that the sale will begin is: 10:00 a.m.

The address or other common designation of this real property is: PR 4286 HAWLEY TX 79525

This sale will be made to satisfy the debt evidenced by the promissory note dated May 18, 2023, in the original principal amount of \$ 23,900.00, executed by you as Maker to RONALD E. POINTER AND ALEXANDRA J. POINTER, as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated May 18, 2023 (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 ALEXANDRA J. POINTER, and was recorded May 18, 2023, in Instrument # 231478 in the Official Public records of Jones County, Texas. ALEXANDRA J. POINTER, individually and as the Executor of the Estate of RONALD E. POINTER has requested me, the undersigned 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.

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.

Sincerely yours,



CHAD COWAN
Attorney for ALEXANDRA J. POINTER
State Bar No.: 00793556
P.O. Box 68
Anson, Texas 79501
(325) 823-3771
(325) 823-4223

c: ALEXANDRA J. POINTER

RR# 7021 2720 0002 8814 4567 & 7020 0090 0000 0651 5603

POSTED NOTICE

DATE 01-03-25 TIME 2:45pm

Chad Cowan
JONES COUNTY CLERK, JONES CO., TX

BY: *Chad Cowan*