

# CHAD COWAN

3<sup>RD</sup> Floor Courthouse  
P.O. Box 68  
Anson, Texas 79501

ATTORNEY AT LAW

TEL. (325) 823-4224  
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## NOTICE OF TRUSTEE'S SALE

You, ROGENA ELZAN COX, are hereby notified that on Tuesday January 3, 2017, between the hours of 10:00 A.M. and 1:00 P.M., at the courthouse door on the south side of the Jones County Courthouse at 100 Courthouse Square in the city of Anson, Jones County, state of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

**BEING 3.9 acres out of Section 3, Block 16, T&P RR. Co. Survey, Jones County, Texas, and being more particularly described as follows:**

**BEGINNING at a point on the North Boundary Line of a county road, whence the Northwest corner of said Section 3 bears S 74° 53' W 749.7' and N 15° 00' W 2328.0';**

**THENCE N 15° 00' W 428.6';**

**THENCE N 74° 41' E 396.3 to the West Boundary Line of a 50' road;**

**THENCE S 15° 00' E 430' to the North Boundary Line of said county road;**

**THENCE S 74° 53' W 396.3' to the Place of Beginning and containing 3.9 acres, more or less, and being the same property deeded to Grantor in a deed filed in Volume 147, Page 302, Official Public Records of Jones County, Texas, dated December 8, 2000, known as 3724 CR 458; Hawley, Texas.**

**Included in this conveyance is all of Grantor's interest in a single-wide manufactured home, located on the Property, described as a single-wide trailer, 16' X 76', Label # 296038.**

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

The address or other common designation of this real property is: 3724 CR 458; Hawley, TEXAS 79525.

This sale will be made to satisfy the debt evidenced by the promissory note dated MAY 20, 2011, in the original principal sum of \$ 52,155.93, executed by you as Maker to **BILLY B. BUTLER** as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated MAY 20, 2011, (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 **BILLY B. BUTLER**, and was recorded MAY 23, 2011, in Instrument # 111374, Volume 335, Page 150, Official Public Records of Jones County, Texas. **BILLY B. BUTLER** 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.

**POSTED NOTICE**

DATE 11-30-16 TIME 1pm

Chad Cowan  
JONES COUNTY CLERK, JONES CO., TX

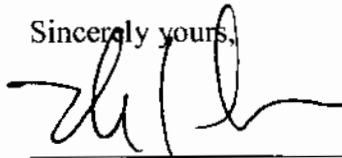
BY:

**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.**

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe us the sum of \$ 28,615.80, plus interest, late fees, attorney fees and costs. 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 30, 2016, namely you failed to make the overdue payment(s) totaling \$3,648.55, with attorney's fees and costs, on or before November 24, 2016.

Dated: NOVEMBER 30, 2016

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Chad Cowan', written over a horizontal line.

CHAD COWAN - TRUSTEE

RR# 7015 0640 0005 1141 0179