

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the “**Deed of Trust**”) dated March 1, 2018, from Regina Deaun Beauchamp and Jonathan Doyle Beauchamp “**Borrower**”), as Grantors to Linda Booker, Trustee, filed for record in Real Property Records of Jones County, Texas on April 2, 2018 as Instrument Number: 180802 more particularly described therein, which serves as security for a \$20,000.00 promissory note described therein (the “**Note**”) executed by Borrower payable to the order of Stevens & Tull Opportunity Fund I, LP.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, STEVENS & TULL OPPORTUNITY FUND I, LTD., a Texas Limited Partnership, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, January 1st, 2019 beginning at 10:00 o'clock am, or not later than 1:00 o'clock pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Jones County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Jones County, Texas, which real property is described as follows:

Legal Description: Lot 1, Block 6, Country Club Addition to the City of Stamford, Jones County Texas, according to the plat in Volume 359, page 45, deed Records of Jones County, Texas.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

IN WITNESS HEREOF, this instrument has been executed to be effective November 27, 2018

Property Address: 1302 E. Landon Street, Stamford, Jones County, TX 79553

Trustee, *Linda Booker*
Linda Booker, P.O. Box 301193, Austin, TX 78703-0020

POSTED NOTICE
DATE 12/3/18 TIME 8:39 AM
Keenan Penner
JONES COUNTY CLERK, JONES CO., TX
BY: *Whitney Ortega*