

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the "Deed of Trust") dated August 8, 2019 from Bailee Elizabeth Allen and Mark Lane Allen ("Borrower"), as Grantor to Linda Booker, Trustee, filed for record in Real Property Records of Jones County, Texas on September 16, 2019 as Instrument Number 192172 more particularly described therein, which serves as security for a \$31,000.00 promissory note described therein (the "Note") executed by Borrower, payable to the order of HB Equity, LLC and subsequently assigned to Homestead Opportunity Fund, LP on October 21, 2019 by Assignment of Mortgage/Debt to Secure Debt, recorded in Jones County Real Property Records on October 24, 2019 as Instrument 192553.

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, HOMESTEAD OPPORTUNITY FUND, LP, 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 3, 2023 beginning at 1:00 o'clock pm, or not later than 4:00 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: As described in Deed of Trust/Mortgage referred to herein and herein described as same: BEING ALL OF LOT NUMBER FOURTEEN (14) AND THE EAST TWENTY FEET OF LOT NUMBER THIRTEEN (13) IN BLOCK NUMBER TWO (2) OF THE GRONER'S SUBDIVISION OF THE WETHERBEE ADDITION TO THE TOWN OF STAMFORD AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION AND OF SAID ADDITION TO THE TOWN OF STAMFORD, AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION AND OF SAID ADDITION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF JONES COUNTY, TEXAS, SAVE AND EXCEPT: THE EAST FIVE (5) FEET OF LOT NUMBER FOURTEEN (14), BEING PART OF THAT LAND CONVEYED TO DONNIE COLE, ET UX, BY DEED DATED SEPTEMBER 3, 2004, RECORDED IN VOLUME 212, PAGE 43, OFFICIAL PUBLIC RECORDS, 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.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective Dec 7, 2022

Property Address: 1010 Texas Street, Stamford, Jones County, Texas 79553

Substitute Trustee, Ryan Coggin

Ryan Coggin. 3810 Medical Parkway, Suite 256, Austin, TX 78753

POSTED NOTICE
DATE 12-12-22 **TIME** 9:00AM
LeAnn Jennings
JONES COUNTY CLERK, JONES CO.,TX
BY: Chief Lorenzo