

CHAD COWAN

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

ATTORNEY AT LAW

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

July 5, 2023

NOTICE OF TRUSTEE'S SALE

You, CHARLES NKERBU, are hereby notified that on Tuesday August 1, 2023, between the hours of 10:00 A.M. and 4:00 P.M., at the south courthouse door located inside on the 1st Floor at 1 Courthouse Square (Jones County Courthouse) 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:

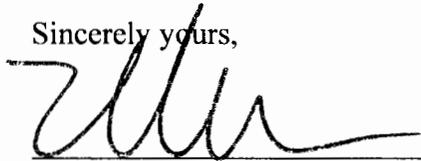
THE SURFACE ESTATE ONLY on real property BEING all of Lot 17, Block A, in the TARA ESTATES Section 2, a subdivision in Jones County, Texas, with such subdivision found in Slide 381 of the Plat Slides all in the Jones County Clerk's office in Jones County, Texas, such subdivision approved by Commissioners Court on October 10, 2019.

The address or other common designation of this real property is: the lot located adjacent to real property at FM 2404; Hawley, Texas 79525.

This sale will be made to satisfy the debt evidenced by the promissory note dated June 26, 2020, in the original principal amount of \$12,720.00, executed by you as Maker to RICHARD MARK BAXTER AND WIFE, BETTY JEAN BAXTER as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated June 26, 2020 (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 RICHARD MARK BAXTER AND WIFE, BETTY JEAN BAXTER, and was recorded July 9, 2020, in Instrument # 205668 in the Official Public Records of Jones County, Texas. BETTY JEAN BAXTER, as RICHARD MARK BAXTER is deceased, 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.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. 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 May 18, 2023, namely you failed to make the overdue payment(s) on or before June 9, 2023.

Sincerely yours,



CHAD COWAN

Attorney

State Bar No.: 00793556

P.O. Box 68; Anson, Texas 79501

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Charles Nkerbu
12603 Telge Road, 11-K
Cypress, TX 77429

VIA RR# 7021 0950 0001 3585 4125

POSTED NOTICE

DATE 7-5-23 TIME 1:45 PM

Richard Genauer
JONES COUNTY CLERK, JONES CO., TX

BY _____