

**Notice of Trustee's Sale
and Appointment of Substitute Trustee**

December 11, 2024

**Adrian Salazar
315 Ave M
Anson, Texas 79501**

Deed of Trust ("Deed of Trust") Information:

Recorded On: **May 16, 2024**

Grantor: **Adrian Salazar**

Original Trustee: **Ryan Coggin**

Beneficiary: **HB Equity, LLC**

Recorded in: **Deed of Trust recorded as Instrument Number 241530 of the real property records of Jones County, Texas. Assignment of Notes and Liens recorded as Instrument Number 241675 of the real property records of Jones County, Texas.**

Legal Description:

BEING ALL OF LOT 7, BLOCK E, WESTOVER TERRACE ADDITION TO THE TOWN OF ANSON, JONES COUNTY, TEXAS

Property: **315 Ave M, Anson, Tx 79501**

Substitute Trustee: **Eric Jancovech**

Substitute Trustee's
Address: **3810 Medical Parkway, Ste 132, Austin, Texas 78756**

Foreclosure Sale ("Foreclosure Sale") Information:

Date of Sale: **January 7, 2024**

Time: **The sale of the Property will be held between the hours of 12:00pm. and 3:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 12:00pm and not later than three hours thereafter.**

Place: **The foreclosure sale will be conducted in the area designated by the Jones County Commissioners Court for sales of property under Tex. Prop. Code §51.002 in Jones County, Texas, or if no place is designated by the Commissioners Court, the sale will be conducted at the place whether the Notice of Trustee's Sate was**

POSTED NOTICE

DATE 12/16/24 TIME 9:17AM

JONES COUNTY CLERK, JONES CO.,TX

BY: *Jessica Davis*

posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Homestead Opportunity Fund, LP bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of the obligations of the Deed of Trust and such default has not been cured. Because of that default, Homestead Opportunity Fund, LP the Beneficiary under said assigned Deed of Trust, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Homestead Opportunity Fund, LP election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Homestead Opportunity Fund, LP rights and remedies under the Deed of Trust and Assignment and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date of Sale, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Homestead Opportunity Fund, LP passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE

OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE BENEFICIARY.

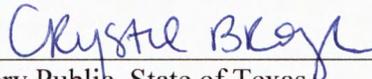


Homestead Opportunity Fund, LP
By HB Equity, LLC it's General Partner
By Mark Brough, managing member

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned notary public, on this day personally appeared **Mark Brough**, on behalf of Homestead Opportunity Fund, LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12 day of December, 2024.



Notary Public, State of Texas

