NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL TERSOLO, THEN YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS \$ \$ KNOW ALL MEN BY THESE PRESENTS COUNTY OF JONES \$

You, Sonny Palacios, are hereby notified that on Tuesday, March 4, 2025, between the hours of 10:00 A.M. and 1:00 P.M. (CST) or 1:00 P.M. and 4:00 P.M. (CST) at the Jones County Courthouse's South entrance (or as designated by the Jones County Commissioner's office or as designated by the Jones County Commissioners Court) located at 100 Courthouse Square, Jones County, Anson, Texas 79501, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described as Lot 3, Plainview Estates, a subdivision of 134.38 acres out of the J. M. McGrew Survey No. 245, Jones County, Texas, as shown in Slide No. 391, Plat Records, Jones County, Texas (the "Real Property"). The earliest time that the sale will begin is 10:00 A.M.

This sale will be made to satisfy the debt evidenced by the Promissory Note dated July 7, 2023, in the original principal sum of \$32,850.00, executed by you as Maker to TXOK Investments, LLC as Payee and secured by and pursuant to the power of sale conferred in the Deed of Trust dated July 7, 2023 (the "Deed of Trust"). The Deed of Trust was executed by you as Grantor to Gary H. Shahan as Trustee for the benefit of TXOK Investments, LLC (the "Beneficiary") and was recorded in Instrument No. 2023-232101 of the Official Public Records of Jones County, Texas.

The Beneficiary has appointed and substituted me, the undersigned Nicholas E. Arrott II, as Substitute Trustee under the Deed of Trust by a written Appointment of a Substitute Trustee, which is recorded in the Official Public Records of Jones County, Texas. As Substitute Trustee, I am vested with and succeed to all the powers and duties given to the original Trustee. Thus, the Beneficiary has requested me, the undersigned Substitute Trustee, 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. You now owe TXOK Investments, LLC the sum of \$39,097.28. If you do not pay TXOK Investments, LLC this amount, then the Real Property will be sold to satisfy the debt. Your debt has been accelerated because you failed to cure your default under this note as was requested in the Notice of Intent to Accelerate sent to you on January 16, 2025; specifically, you failed to pay the total delinquency amounting to \$5,577.04 on or before February 4, 2025.

POSTED NOTICE

DATE 10-11-25 TIME 9:45 An

Leernn Jennings

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JONES COUNTY CLERK, JONES CO.,TX

Executed on this the 11th day of February, 2025.
Substitute Trustee:  Nicholas E. Arrott II, Attorney Shahan Decker & Arrott PLLC 2 Village Drive, Suite 101 Abilene, Texas 79606
<b>ACKNOWLEDGEMENT</b>
THE STATE OF TEXAS    S  COUNTY OF TAYLOR   S
This instrument was acknowledged before me on the Hebrury, 2025, by Nicholas E. Arrott II, in the capacities so stated herein.
NOTARY PUBLIC, State of Texas