

NOTICE OF TRUSTEE'S SALE

DATE: December 12, 2025

PROMISSORY NOTE #1: Promissory Note described as:

Date: June 29, 2023
Maker: Eurtis Downs
Payee: First State Bank
Principal Amount: \$34,000.00

PROMISSORY NOTE #2: Promissory Note described as:

Date: April 18, 2024
Maker: Eurtis Downs
Payee: First State Bank
Principal Amount: \$6,038.39

PROMISSORY NOTE #3: Promissory Note described as:

Date: August 31, 2023
Maker: Downs & Associates Construction
Payee: First State Bank
Principal Balance Due: \$35,082.89

DEED OF TRUST: Deed of Trust described as:

Date: June 29, 2023
Grantor: Eurtis Downs
Trustee: Jay Jensen
Beneficiary: First State Bank

POSTED NOTICE
DATE 12-15-25 **TIME** 1:06pm
Lee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: Chris Lozano

Recording Information: Recorded in/under Instrument #232088, In the Official Public Records of Jones County, Texas (July 17, 2023).

PROPERTY: The West One-Half (W/2) of Lot No. Nine (9) and all of Lot No. Ten (10), Block No. 97 of the Original Town of Stamford, Jones County, Texas, as the same appears upon map or plat of said Town in the office of the County Clerk of Jones County, Texas.

Commonly known as: 510 E. Campbell, Stamford, Texas 79553.

TRUSTEE: Jay Jensen
P.O. Box 150
Abernathy, Texas 79311

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY: January 6, 2026, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY: The South Entrance of the Jones County Courthouse, located at 100 Courthouse Square, Jones County, Anson, Texas 79501 or such other location as designated by the County Commissioners of Jones County, Texas.

Default has occurred in the payment of the Promissory Notes and in the performance of the obligations of the Deed of Trust. Because of such default, Lender, the owner and holder of the Promissory Notes and the Deed of Trust, has requested the Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. The Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

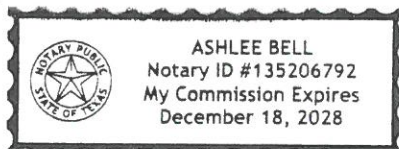

Jay Jensen, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF Jones)

This instrument was acknowledged before me on December 15, 2025, by Jay Jensen, Trustee.




Notary Public, State of Texas