

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 178, Page 811 of the Official Public Records of Jones County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: July 7, 2015

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: The South Hall entrance on the first floor of the Jones County Courthouse in Anson, Texas, or as designated by the County Commissioners.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

POSTED NOTICE

DATE 6/15/15 TIME 1:45 PM

JONES COUNTY CLERK, JONES CO., TX

BY: Natania McKeel

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Tony D. Watson and Sandra K. Watson.

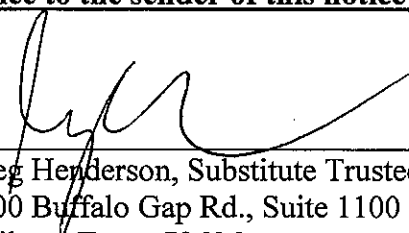
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$50,000.00, executed by Tony D. Watson and Sandra K. Watson, and payable to the order of Leslie Dale White; [and] (b) all renewals and extensions of the note. Betty O. Reid is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Assert and protect your rights as a member of the armed forces of the United States. Of you are or your spouse is serving 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.

Dated June 15, 2015



Greg Henderson, Substitute Trustee
4400 Buffalo Gap Rd., Suite 1100
Abilene, Texas 79606
(325) 695-3800 (Office)
(325) 695-1199 (Fax)

TRACT ONE:

BEING 75.3 acres in the South part of the NE/4 of Section 15, Block 17, T & P RR Company Lands, in Jones County, Texas, situated on the waters of Bitter Creek, a tributary of the Clear Fork of the Brazos River about 12-1/2 miles S. 20 degrees W. from Anson, the County Seat;

BEGINNING at a point in the center of a public road and in the East Line of Section No. 15, being the West Line of Section 16, Block 17, T & P RR Co. Lands, in Jones County, Texas, a distance of 950 varas S. 13 degrees E. from the NE corner of said Section 15, for the SE corner of the NE/4 of this Section No. 15, and for the SE Corner of this tract, from which an iron pipe at corner fence post bears S. 77 degrees W. 10.8 varas;

THENCE N. 13 degrees W. with center of road and along the West Line of Section 16, and the East Line of this Section 15, at 423.1 vrs. pass the SW corner of the 2.14 acre Compere Cemetery tract, and continue a total distance of 438.3 varas to the SE corner of the adjacent 50.72 acre tract to the North, and for the NE corner of this tract, from which an iron pipe bears S. 77 degrees W. 10.8 varas;

THENCE S 77 degrees W. along the South Line of the said 50.72 acre tract, and parallel with the North Line of this Section, a distance of 970 varas to the iron pipe at the SW corner of the said 50.72 acre tract, for the NW corner of this tract;

THENCE S. 13 degrees E. with fence along the West Line of the NE/4 of said Section 15, a distance of 438.3 varas to the iron pipe at the corner fence post at the SW corner of said NE/4, for the SW corner of this tract;

THENCE N 77 degrees E. with fence along the South Line of the NE/4 of said Section 15, a distance of 970 varas to the point of beginning.

TRACT TWO:

BEING 50.72 acres in the North part of the South 126 acres of the NE/4 of Section No. 15, Block 17, T & P RR company Lands, in Jones County, Texas, situated on the waters of Bitter Creek, a tributary of the Clear Fork of the Brazos River, about 12-1/2 miles S. 20 degrees W. from Anson, the County Seat;

BEGINNING at a point in the "T" intersection of public roads and in the East line of Section 15, and West Line of Section 16, Block 17, T & P RR co. Lands, a distance of 216.5 varas S 13 degrees E. from the NE corner of Section 15, for the NE corner of this tract, from which an iron pipe bears S 13 degrees E 6.48 varas and S 77 degrees W 10.8 varas;

THENCE S 77 degrees W with center of road and parallel with the North Line of this Section, a distance of 970 varas to a point in the West Line of an iron pipe on the North side of a 4" Iron post bears S 13 degrees E 4.68 varas;

THENCE S 13 degrees E. with the fence on the East Line of the NW/4 and the West Line of the NE/4 of said Section 15, a distance of 295.2 varas to the iron pipe at the NW corner of the 75.3 acre tract in the South part of the NE/4 of said Section 15, for the SW corner of this tract;

THENCE N 77 degrees E. parallel with the North Line of this tract, and along the North Line of said 75.3 acre tract, a distance of 970 varas to a point in the center of the road on the East Line of said Section 15, for the NE corner of the said 75.3 acre tract, and for the SE corner of this tract, from which an iron pipe bears S 77 degrees W 10.8 varas;

THENCE N 13 degrees W with center of said road and along the East Line of said Section 15 and the West Line of Section 16, a distance of 295.2 varas to the point of beginning.