

# CHAD COWAN

3<sup>RD</sup> Floor Courthouse  
P.O. Box 68  
Anson, Texas 79501

ATTORNEY AT LAW

TEL. (325) 823-4224  
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## NOTICE OF TRUSTEE'S SALE

You, **JOSE SILVA**, are hereby notified that on Tuesday October 4, 2016, between the hours of 10:00 A.M. and 1:00 P.M., at the courthouse door on the south side of the Jones County Courthouse at 100 Courthouse Square in the city of Anson, Jones County, state of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

**BEING all of Lot 2 in the TARA ESTATES a subdivision in Jones County, Texas, with such subdivision found in Volume 14, Page 195 of the Plat Book and also Slide 357 of the Plat Slides all in the Jones County Clerk's office**

The earliest time that the sale will begin is: 10:00 A.M.

The address or other common designation of this real property is: None.

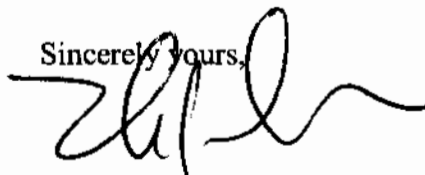
This sale will be made to satisfy the debt evidenced by the promissory note dated MAY 3, 2016, in the original principal sum of \$ 16,000.00, executed by you as Maker to RICHARD MARK BAXTER AND WIFE, BETTY JEAN BAXTER as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated MAY 3, 2016, (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 May 3, 2016, in Instrument # 161034, Official Public Records of Jones County, Texas. RICHARD MARK BAXTER AND WIFE, BETTY JEAN BAXTER 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.

**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.**

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe us the sum of \$ 16,000.00, plus interest, late fees, attorney fees and costs. 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 August 4, 2016, namely you failed to make the overdue payment(s) totaling \$1,062.84, with attorney's fees and costs, on or before September 6, 2016.

Dated: SEPTEMBER 7, 2016

Sincerely yours,



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CHAD COWAN - TRUSTEE

RR# 7015 0640 0005 1141 0131

POSTED NOTICE

DATE 9/14/16 TIME 2:45PM

JONES COUNTY CLERK, JONES CO., TX

BY: *Titania McFee*