

**Notice of Foreclosure Sale**

July 8, 2022

**POSTED**

**A.M. 2:58 P.M.**

**JUL 08 2022**

**GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS**

**By CW Deputy**

Deed of Trust:

Dated: November 9, 2019

Grantor: **Jessica Denice Jeffrey**

Trustee: Andrew Kinser

Lender: L.H. Jones

Recorded in: Document Number 2021-08749 of the real property records of Erath County, Texas

Deed with Vendor's Lien:

Dated: November 9, 2019

Grantor: Jessica Denice Jeffrey

Trustee: Andrew Kinser

Lender: L.H. Jones

Recorded in: Document Number 2021-08748 of the real property records of Erath County, Texas

Legal Description: All that certain lot or tract of land in the town of Dublin, Erath County, Texas, and being the Westerly 70 feet of Lot No. Three(3) in Block No. 1(1) of the O'Brien Addition to the City of Dublin, and described as follows:

Beginning at an iron stake located at the N.W. C. of said Lot No. 3 in the South line of Mesquite Street;

THENCE S. 74 E. 70 feet along the South line of Mesquite Street to an iron stake;

THENCE S. 16 W. 170 feet to a point on the South line of said Lot No. 3;

THENCE N. 74 W. 70 feet along the North line of an alley to an iron stake located at the S.W.C. of said Lot No. 3;

THENCE N. 16 E. 170 feet to the place of beginning, and being the same land described in deed from James R. Rushing and wife, Joyce Rushing to T. C. Robbins and wife, Leta Robbins, recorded in Volume 382, Page 132, Deed Records, Erath County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$125,000.00, executed by Jessica Denice Jeffrey ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 2, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 2:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

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 L.H. Jones's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, L.H. Jones, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of L.H. Jones's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with L.H. Jones's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, 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 L.H. Jones 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.

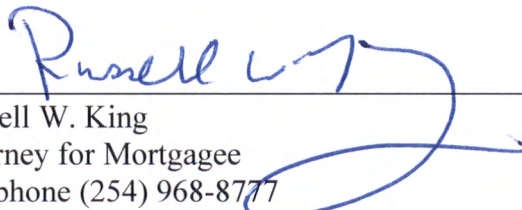
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 L.H. Jones. 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.

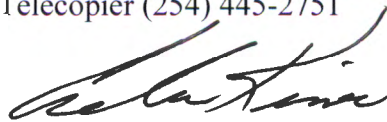
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 MORTGAGEE OR MORTGAGE SERVICER.**



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Russell W. King  
Attorney for Mortgagee  
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Andrew Kinser, Substitute Trustee  
825 N. Patrick  
Dublin, TX 76446