

POSTED
8:48 A.M. _____ P.M.
NOV 04 2022
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By _____ CW Deputy

Notice of Foreclosure Sale

November 4, 2022

Deed of Trust ("Deed of Trust"):

Dated: March 18, 2019

Grantor: Jason Martinez and Jessica Vela

Trustee: Maurice G. Walton

Lender: L.H. Jones

Recorded in: 2019-01463 of the real property records of Erath County, Texas

Legal Description: All that certain 2.52 acre tract in the E. Meisenhelter Survey, A-557, in Erath County, Texas being -part of that former 52.5 acre tract described in deed from w.o. Denman, et ux to Robert Foster Templeton, et ux, dated February 2, 1952, and recorded in Volume 335, Page 40 of the deed records of Erath County, Texas, and described as follows:

BEGINNING at a capped 3/8 iron rod found at the southwest corner of a 16.23 acre tract described in a deed from Eric Stevenson to David Wooten, recorded in Volume 1040, Page 695 of the Deed Records of Erath County, Texas, the southeast corner of the remainder of the 52.50 acre tract:

THENCE S 59 degree sign 56" 03" W, along the south line of the 52.50 acre tract and the north line of F.M. Highway No. 847, 244.01" to a 3/8 iron rod found for the southwest corner of the tract:

THENCE crossing the 52.50 acre tract as follows:

N 17 degree sign 51' 57" E, along a fence, 97.15' to a 3/8 iron rod found:

N 29 degree sign 14' 02" W, along a fence, 146.91' to a 3/8 iron rod found:

N 15 degree sign 32' 50" W, 241.37' to a 3/8 iron rod set:

29 degree sign 14' 46" W, 35.40' to a 3/8 iron rod set:

And N 60 degree sign 2'- 01' #. 254.46' to a capped 3/8 iron rod found at a corner of the 16.23 acre tract;

THENCE S 13 degree sign 15' 50" E, along a fence and the west line of the 16.23 acre tract 500.65" to the point of BEGINNING and containing 2.52 acres of land.

Secures: Promissory Note ("Note") in the original principal amount of \$65,000.00, executed by Jason Martinez and Jessica Vela ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 5, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Erath County Courthouse, 100 W. Washington, Stephenville, Texas 7640, the courthouse steps.

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' 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

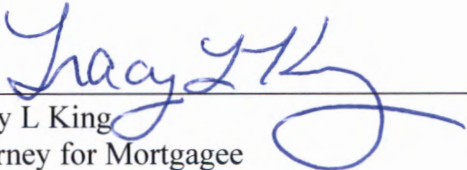
determine the nature and extent of such matters, if any.

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.

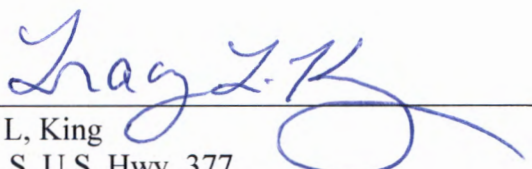
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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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