

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Lot Number One (1) and the South One-Half of Lot Number Two (S/2 of 2) Block Number Two (2), Judy Ray Addition, an Addition to the City of Holliday, Archer County, Texas, according to the Plat of record in Volume 276, Page 587-589, Archer County Plat Records.

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

Date: April 2, 2019

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Front steps of the Archer County Courthouse Annex, Archer City, Archer County, Texas.

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. Such reposting or refileing may be after the date originally scheduled for this sale.

3. 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. 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 Jana D. Boyd, a single person, formerly known as Jana D. Emanuel. The Modification and Extension Agreement (the "Deed of Trust") is dated February 13, 2014, and is recorded in the office of the County Clerk of Archer County, Texas, in Volume 0775, Page 0490, of the Official Public Records of Archer County, Texas.


5. 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 (1) the promissory note in the original principal amount of \$70,500.00, executed by Donald D. Emanuel and wife, Jana D. Emanuel payable to the order of JACKSBORO NATIONAL BANK; (2) all renewals and extensions of the note; and (3) any and all present and future indebtednesses of Jana D. Boyd, a single person, formerly known as Jana D. Emanuel to JACKSBORO NATIONAL BANK. JACKSBORO NATIONAL BANK is the current owner and holders of the Obligations and is the beneficiaries under the deed of trust.

6. 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.

DATED: February 27, 2019.

Respectfully submitted,

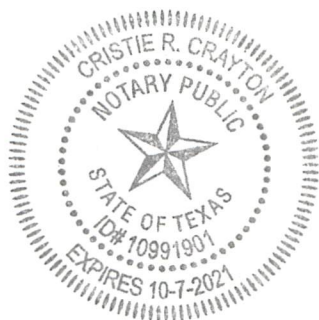
LAW OFFICE OF GREGORY A. ROSS, P.C.
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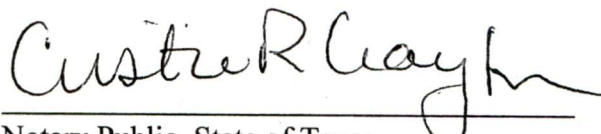
By: 

Gregory A. Ross
State Bar No. 17302500

THE STATE OF TEXAS)
)
COUNTY OF WICHITA)

This instrument was acknowledged before me on February 27, 2019, by the said Gregory A. Ross.





Notary Public, State of Texas