

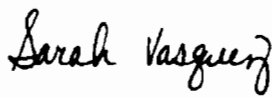


BREWSTER COUNTY Sarah Vasquez Brewster County Clerk P.O. Drawer 119 Alpine, TX, 79831 Phone: 432-837-3366	DOCUMENT #: 120559 RECORDED DATE: 12/13/2024 03:55:17 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 93890 - 1 Doc(s) Document Page Count: 3 Operator Id: sarah
RETURN TO: ()	SUBMITTED BY: BIG BEND LAW PLLC , TX
<p>DOCUMENT # : 120559 RECORDED DATE: 12/13/2024 03:55:17 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Brewster County.</p> <div style="display: flex; align-items: center;">  <div>  Sarah Vasquez Brewster County Clerk </div> </div>	

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SARAH VASQUEZ, County Clerk
 Brewster County

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NOTICE OF FORECLOSURE SALE

DATE OF SALE: January 7, 2025

Deed of Trust ("Deed of Trust"):

Dated: July 23, 2020
 Grantor: Jason Anderson and Lacey Anderson
 Trustee: Zach Dean
 Lender: MAVERICK BANK (f/k/a Fort Davis State Bank, by name change in March, 2024)
 Recorded in: Document # 110645 of the real property records of Brewster County, Texas

Legal Description: All of Lots Three (3) and Four (4), Block W-4, WALTON ADDITION, an addition to the City of Alpine, Brewster County, Texas, as the same appears in the Map or Plat Records on file in the office of the County Clerk of Brewster County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$96,000.00, executed by Jason Anderson and Lacey Anderson ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Substitute Trustee: Jeff R. Lashaway or Chandler Patterson or Arvel R. "Rod" Ponton III

Substitute Trustee's Address: Jeff R. Lashaway and Chandler Patterson: 920 Ave. Q, Lubbock, TX, 79401, Ph: Telephone (806) 763-0044; Arvel R. "Rod" Ponton III: 2301 N State Highway 118, Alpine, Texas 79830-2034, Brewster County, Texas; Phone: 432-837-0990

Foreclosure Sale:

Date: Tuesday, January 7, 2025

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 1:00 p.m. and not later than three hours thereafter.

Place: 201 W. Ave. E., Alpine, Brewster County, Texas: THE EAST DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court

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SARAH VASQUEZ, County Clerk
Brewster County

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 MAVERICK BANK'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, MAVERICK BANK, 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 MAVERICK BANK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with MAVERICK BANK'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 MAVERICK BANK 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 MAVERICK BANK. 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

Notice of Foreclosure

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Brewster County

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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.

Executed the 7th day of November, 2024.

Arvel R. Ponton III

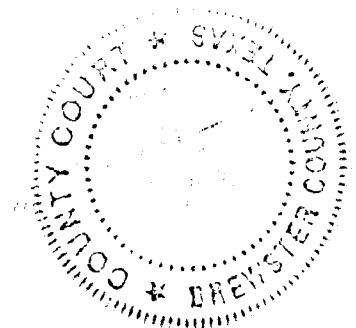
Arvel R. "Rod" Ponton III
Attorney for Mortgagee

Arvel R. Ponton III

Arvel R. "Rod" Ponton III, 2301 N State Highway
118, Alpine, Texas 79830-2034, Texas; Phone: 432-
837-0990

Or

Jeff R. Lashaway or Chandler Patterson
Boerner, Dennis & Franklin, PLLC
P. O. Box 1738
LUBBOCK, TX 79408
Telephone (806) 763-0044
Telecopier (806) 763-2084



STATE OF TEXAS
COUNTY OF BREWSTER
I, SARAH VASQUEZ, COUNTY CLERK, DO
HEREBY CERTIFY THAT THIS IS A TRUE AND
CORRECT COPY AS SAME APPEARS OF RECORD
IN MY CUSTODY.

Witness my hand and seal of office on 12/13/24
SARAH VASQUEZ, COUNTY CLERK



BREWSTER COUNTY, TEXAS
By [Signature] Deputy

Notice of Foreclosure
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Brewster County

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