

Notice of Trustee's Sale

Date: July 9, 2026
Trustee: Reese W. Baker
Lender: BK/HSB, LLC
Note: Dated May 15, 2015 in the amount of \$86,500.00

Deed of Trust

Date: May 27, 2015

Grantors: James Allen Jones and Jennifer Ann Jones

Recording information:

Deed of Trust executed by James Allen Jones and Jennifer Ann Jones to Reese W. Baker, Trustee, dated May 27, 2015, filed July 24, 2015, recorded in/under Instrument No. 2015-01972, Official Records, Jackson County, Texas, securing BK/HSB, LLC, a limited liability company, in the payment of one note in the principal amount of Eighty-Six Thousand and Five Hundred (\$86,500.00).

Property:

2.606 acres of land, and being out of a 62.7-acre tract of land, of which 21.6 acres are out of a 25-acre tract, a part of the Henry Smith League, and 41.1 acres are out of a 65-acre tract, a part of the F.B. Ernest League, and all being a part of the same land conveyed by C.N. Brown and Martha Brown to W.B. Baker by deed dated October 11, 1930, recorded in volume 76, page 96, deed records of Jackson County, Texas, being that portion west of State Highway 111, and being the same property described in special warranty deed from Martha Gregory Knapp, et al to Patsy F. Budd dated December 18, 1991, filed for record on September 9, 1999, and recorded in volume 145, page 706 of the official records of Jackson County, Texas, together with all improvements thereon and also known as 2862A State Highway 111 North, Edna, Texas 77957.

County: Jackson County, Texas

Substitute Trustee's Names: Patsy Anderson, Michelle Foltz; Debby Jurasek; Megan L. Randle; Ebbie Murphy; Jennyfer Sakiewicz or Tiffany Andresen

Substitute Trustee's Address: 950 Echo Lane, Ste. 300
Houston, TX 77024

Date of Sale (first Tuesday of month): August 4, 2026



Time of Sale: The sale of the Property will be held at 10:00 A.M. to 1:00 P.M., local time; the earliest time at which the foreclosure sale will begin is 10:00 a.m. and not later than 3 hours thereafter.

Place of Sale: At the downstairs main lobby at the front door of the Jackson County Courthouse facing Main Street, or if the preceding area is no longer the designated area, at the are most recently designated by the County Commissioners Court

Notice is given that on the Date of Sale, Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS," pursuant to the Texas Property Code section 51.009 and the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

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

Pursuant to section 51.009 and 51.0075(f) 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 71.0075(a) of the Texas Property Code, Trustee reserves the rights 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 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.



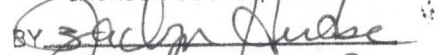
Patsy Anderson, Michelle Foltz; Debby Jurasek;
Megan L Randle; Ebbie Murphy; Jennyfer
Sakiewicz or Tiffany Andresen

Substitute Trustee

FILED

Katherine M. Respondak, Clerk of County Court

JACKSON COUNTY, TEXAS

BY 
07-14-2026 1:04pm