

FILED FOR RECORD

_____ O'CLOCK _____ M

MAY - 8 2023

NOTICE OF TRUSTEE'S SALE

**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

BY _____ DEPUTY

STATE OF TEXAS)
)
COUNTY OF TARRANT)

Notice is hereby given of a public non-judicial foreclosure sale as provided by Section 51.002 of the Texas Property Code.

1. Property to be Sold. The property to be sold (the "Property") is described as follows:

EXHIBIT A (attached)

including all fixtures and personal property as more fully described in that certain Deed of Trust ("Deed of Trust") dated, executed by Christie Mota and Job Mota Lugo in favor of RNA Financial LLC and recorded in the Real Property Records of Tarrant County, Texas.

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

Date: **Tuesday, June 6, 2023.**

Time: The sale shall commence at a time no earlier than 1:00 p.m. and within three hours thereafter.

Place: Outside of the County Courthouse, 100 N. Main, Jacksboro, TX 76458, Jack County, Texas (that being the area designated by the Commissioners Court of Jack County, Texas).


3. Terms of Sale. The Deed of Trust may encumber both real and personal property. The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the Property being sold. The holder of the indebtedness secured by the Deed of Trust reserves the right to bid for the Property, and may bid as a credit all sums remaining due to Holder under the Deed of Trust.

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the provisions of Section 51.002 of the Texas Property Code, as a result of a default by Christie Mota and Job Mota Lugo under the terms of the Deed of Trust.

5. Default and Request to Act. Default has occurred under the Deed of Trust and

RNA Financial and Richard N. Abrams (as owner and holder of the Deed of Trust and underlying secured debt) has requested me, as the Trustee, to conduct this sale.

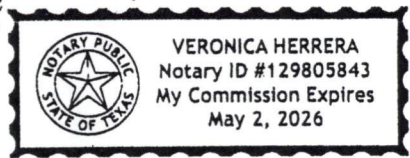
DATED May 4, 2023.


Richard N. Abrams, Trustee

STATE OF TEXAS)
)
COUNTY OF TARRANT)

This instrument was acknowledged before me on May 4, 2023, by Richard N. Abrams, Trustee.


Notary Public
[Seal]



AFTER RECORDING RETURN TO:

Richard N. Abrams
Post Office Box 123550
Fort Worth, Texas 76121-3550
817/ 370 - 0000

EXHIBIT "A"

A 0.967 ACRE TRACT OF LAND OUT OF BLOCK 19, OF THE J.J. GHOLSOM SURVEY, ABSTRACT NO. 229, JACK COUNTY, TEXAS.

BEGINNING AT A POINT IN THE CENTER OF OATS DRIVE A COUNTY ROAD SAID POINT BEING BY DEED CALL 900.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 19;

THENCE N. 00 DEGREES 01' 24" E., AT 21.75 FEET PASSING A FENCE POST IN THE NORTH LINE OF SAID OATS DRIVE AND CONTINUE IN ALL, 285.00 FEET TO A FENCE POST;

THENCE S. 89 DEGREES 37' 20" e., 147.73 FEET TO A FENCE POST;

THENCE SOUTH, AT 264.47 FEET PASSING A FENCE POST IN THE NORTH LINE OF SAID OATS DRIVE AND CONTINUE IN ALL, 285.00 FEET TO A POINT IN THE CENTER OF SAID OATS DRIVE;

THENCE N. 89 DEGREES 37' 27" W., WITH THE CENTER OF SAID OATS DRIVE, 147.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.967 ACRE OF LAND.