

FILED
AT 8:20 o'clock 9 M

AUG - 8 2017

JC Perez III, Co Clk. Jim Wells Co, Texas
By [Signature] Deputy

Notice of Foreclosure Sale

August 7, 2017

Deed of Trust, Security Agreement & Financing Statement ("Deed of Trust"):

Dated: September 18, 2009

Grantor: Justo R. Gonzalez and Leslie Gonzalez

Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Clerk's File No. 400781 and in Vol. 1077, Page 551 of the official public records of Jim Wells County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$40,800.00, executed by Justo R. Gonzalez ("Borrower") and payable to the order of Lender.

Extension of Liens: Extension Agreement dated January 15, 2016, executed by Justo R. Gonzalez and Leslie Gonzalez recorded in Clerk's File No. 441126 and in Vol. 1271, Page 864 of the official public records of Jim Wells County, Texas.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

Being the South One Half (S ½) of Lot Seven (7) and all of Lot Eight (8), Block One (1) of LANGFORD ADDITION NO. 2, an addition situated in the City of Alice, Jim Wells County, Texas, according to plat thereof recorded in Volume 4, Page 24 of the Map Records of Jim Wells County, Texas (the "Property").

Trustee's Address: Anderson, Lehrman, Barre & Maraist, LLP
Gaslight Square
1001 Third Street, Ste. 1
Corpus Christi, TX 78404

Foreclosure Sale:

Date: Tuesday, September 5, 2017

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.**

Place: South door of the courthouse, located at 200 N. Almond Street in Alice, Jim Wells County, Texas.

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 Lender'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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender 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 Lender. 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, the 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 the 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.

Dated: August 7, 2017.



Kevin M. Maraist, Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-1286 (fax)

Mortgagee:

First Community Bank
416 N. Water Street
Corpus Christi, TX 78401