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JAN 12 2018

JC Ferrell, Co. Clerk Jim Wells Co. Texas
By *[Signature]* Deputy

Notice of Foreclosure Sale

January 11, 2018

Deed of Trust, Construction Mortgage; Security Agreement and Financing Statement ("Deed of Trust"):

Dated: October 4, 2006

Grantor: John Scott Schumacher and Paula S. Schumacher

Trustee: Manuel C. Galindo

Lender: First Community Bank

Recorded in: Document No. 378229, and in Vol. 966, Pg. 870 of the official public records of Jim Wells County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$99,996.00 executed by John Scott Schumacher and Paula S. Schumacher ("Borrower") and payable to the order of Lender.

Modifications and Renewals: Modification Agreement -Real Estate Note and Lien With Disclaimer of Oral Agreements dated August 31, 2016, recorded at Document No. 446151, and in Vol. 1296, Pg. 341 of the official public records of Jim Wells County, Texas (as used herein, the terms "Note" and "Deed of Trust" as so modified, renewed, and/or extended).

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:

2.153 acre tract of land out of Shares 4 and 5 of the Partition of 400 acres of land as recorded in Volume 63, Pages 283-290, Deed Records, Jim Wells County, Texas. This 2.153 acre tract of land being situated in the GEORGE ROUNDS SURVEY, Abstract Number 407, Jim Wells County, Texas is located approximately 3.1 miles Southwest of Orange Grove, Texas, said 2.153 acres of

land, being more particularly described by metes and bounds in the attached property description marked Exhibit "A", incorporated hereto and by reference made a part hereof for all purposes as though copied in full herein (the "property").

Substitute Trustee: Kevin M. Maraist

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

Foreclosure Sale:

Date: Tuesday, February 6, 2018

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 10:00 A.M.**

Place: South door of the Jim Wells County Courthouse, located at 200 N. Almond Street in Jim Wells County, Alice, 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 Substitute Trustee to sell the Property.

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 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, 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 written notice of the active duty military service to the sender of this notice immediately.

Dated: January 11, 2018.



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

Mortgagee:

First Community Bank
5406 Everhart Rd.
Corpus Christi, TX 78411

EXHIBIT "A"

Being 2.153 acres tract of land out of Shares 4 and 5 of the Partition of 400 acres of land as recorded in Volume 63, Pages 283-290, Deed Records of Jim Wells County, Texas. This 2.153 acre tract of land being situated in the GEORGE ROUNDS SURVEY, Abstract Number 407, Jim Wells County, Texas is located approximately 3.1 miles Southwest of Orange Grove, Texas and is described, more particularly by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set (Y=821,042.17 and X=2,169,463.33) on the North right of way margin of County Road 308, from which a 1/2 inch iron rod pipe found on the West line of said 400 acre tract and the North right of way margin of County Road 308 (80' R.O.W.) bears: N 75° 51' 33" W a distance of 3781.42 feet;

THENCE: N 00° 12' 50" W, a distance of 304.67 feet to a 5/8 inch iron rod set for the Northwest corner of this herein described tract;

THENCE: S 75° 51' 33" E, a distance of 295.16 feet to a 5/8" iron rod set for the Northeast corner of this herein described tract;

THENCE: S 00° 12' 50" E, at 304.67 feet passing a 5/8 inch iron rod set on the North right of way margin of County Road 308, in all a distance of 328.100 feet to a point on the South line of Share 5 out of said 400 acre tract, for the Southeast corner of this herein described tract;

THENCE: N 75° 52' 13" W, with the South line of the 400 acre tract, same being the South line of Share 4 and Share 5, a distance of 295.15 feet to a point, for the Southwest corner of this herein described tract;

THENCE: N 00° 12' 50" W, a distance of 23.38 feet to the POINT OF BEGINNING, containing 2.153 acres of land of which 0.153 acres lies within the right-of-way margin of County Road 308 (80' ROW) leaving a net area of 2.00 acres.