

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

BEING a tract of land situated in the Pedro Zarza Survey, Abstract No. 81, Falls County, Texas and being a part or portion of that certain 67 ½ acre tract of land described in a Deed dated August 6, 1937 from C.B. Lynn and wife, Lady Ethel Lynn to Charlie Fredrich, and being of record in Volume 168, Page 531 Deed Records of Falls County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set in the west right-of-way line of F.M. 2643, said iron rod being S. 10° 36' 34" E., 1247.00 feet from a ½" iron rod found in the north property line of said 67 ½ acre Fredrich tract at the northwest corner of that certain 1.852 acre tract of land described in a Warranty Deed with Vendor's Lien dated March 28, 1983 from Terry C. Schrader and wife, Judy Kay Schrader to Richard L. Carpenter and wife, Dorothy A. Carpenter, and being of record in Volume 328, Page 380, Deed Records of Falls County, Texas, at the beginning of a curve to the right, for corner;

THENCE along said curve to the right and along the west right-of-way line of said F.M. 2643, radius equals 1382.69 feet, arc length equals 368.78 feet and along chord bearing equals S. 12° 08' 12" W., 368.69 feet to a ½" iron rod set, for corner;

THENCE departing the west right...of-way line of said F.M. 2643, over and across said 67 ½ tract N. 81 ° 19' 59" W., 1538.39 feet to a ½" iron rod found in the centerline of East Cotton Wood Creek, for corner;

THENCE along the centerline of said East Cotton Wood Creek, N. 13° 39' 15" W., 195.37 feet to a ½" iron rod found, for corner;

THENCE departing the center line of said East Cotton Wood Creek, over and across said 67 ½" acre tract, S. 87° 50' 1" E., 1645.43 feet to the Point of Beginning and containing 10.100 acres (439,964.342 square feet) of land.

SAVE AND EXCEPT

BEING a 2.007 acre (more or less) tract of land situated in the Pedro Zarza Survey, Abstract No. 81 in Falls County, Texas, this tract being a part of a 10.100 acre tract conveyed to Isaias F. Olvera and wife, Maria R. Olvera by  
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AUG 10 2020

LINDA WATKINS  
CO. CLK. FALLS CO.

Deed with Vendor's Lien recorded in Volume 92, Page 765 of the Official Public Records of Falls County, Texas, and being described as follows:

BEGINNING at a ½ inch iron pin found at the Southeast corner of said 10.100 acre tract at the Northeast corner of Lot 2 in Block 1 of the Cotton Wood Hill Subdivision according to the Plat recorded in Volume 2, Page 72 of the Official Plat Records of Falls County, Texas, and also being the West ROW line of State F.M. Highway No. 2643, for the Southeast corner hereof;

THENCE N 81 deg. 19' 51" W (538.53 feet) along the South line of said 10.100 acre tract and North line of said Block 1 to a ½ inch iron pin found for the Southwest Corner thereof;

THENCE N 08 deg. 40' 01" E 142.73 feet to a ½ inch iron pin found for the Northwest corner thereof;

THENCE S 84 deg. 35' 40" E 562.31 feet to a ½ feet to a ½ inch iron pin set in the said West ROW line of F.M. 2643 for the Northeast corner hereof;

THENCE Southerly along said ROW line and a curve to the right with a radius of 1382.69 feet and chord bearing S 16 deg. 07' 27" W, 176.21 feet and arc distance of 176.33 feet to the POINT OF BEGINNING.

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

Date: Tuesday, September 1, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

Place: The area of the Falls County Courthouse in Marlin, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permit the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the

posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in its "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.

4. Type of Sale. The sale is a non-judicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust executed by Isaias F. Olvera and Maria R. Olvera dated October 3, 2017, recorded in Instrument Number 00002528 of the Deed of Trust Records of Falls County, Texas.

5. Obligations Secured. The Deed of Trust provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") in the original principal amounts of \$71,200.00 executed by Isaias F. Olvera payable to the order of First National Bank of McGregor. First National Bank of McGregor is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 10 2020.

A handwritten signature in black ink that reads "Blake Rasner". The signature is written in a cursive style and is positioned above a horizontal line.

Blake Rasner  
Substitute Trustee  
Haley & Olson, P.C.  
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