

NOTICE OF CONFIDENTIALITY RIGHTS: "If YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

NOTICE OF TRUSTEE'S SALE

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.

1. DATE, TIME, PLACE OF SALE:

Date: August 5, 2025.

Time: 11:00 A.M. or not later than three hours after that time.

Place: "Lee County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Lee County, Texas.

2. Property to be sold: The "Property" to be sold is described as follows:

(7970 FM 141, DIME BOX, LEE COUNTY, TEXAS 77853)

BEING 0.368 ACRES OUT OF 38.544 ACRES, MORE OR LESS, STEPHEN F. AUSTIN SURVEY, A-1, Lee COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

- 3. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the below-mentioned Deed of Trust, the Mortgagee/Beneficiary has the right to direct the Trustees to sell and convey all or only part of the Property. If such sale(s) do not result in full satisfaction of all of the indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein. Pursuant to TEXAS PROPERTY CODE Section 51.009, the Property will be sold in 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. Any conveyance of the Property is subject to all matters of record affecting the Property.

4. DEED OF TRUST INFORMATION – INSTRUMENT TO BE FORECLOSED:

Date: JULY 24, 2024

Grantor/Mortgagor/Debtor: Matthew E. Schram, Trustee of The Schram Family Trust
Mortgagee/Beneficiary: JK 401K PSP

Trustee: J. Fred Bayliss

Original Principal: \$100,000.00

Recording Information: Recorded on August 9, 2024, Instrument #2024-02614, of the Real Records of Lee County, Texas

Obligation Secured: That certain Note date JULY 24, 2024, in the Original Principal amount as stated above, and all obligations contained therein; with a Final Maturity Date of January

FILED AND RECORDED

JUN 20 2025




Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

24, 2025. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

5. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the Mortgagee/Beneficiary has directed the Trustees to enforce the power of sale under the Deed of Trust to sell the Property to satisfy said indebtedness.
6. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee/Beneficiary, the Trustees, or the Mortgagee's/Beneficiary's attorney.
7. NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notice as required by law, the undersigned Trustee, on any other Trustee, will sell to the highest bidder for cash, or to the Mortgagee/Beneficiary, or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the above described Property at public auction at the above described Place of Sell in Lee County, on the 1st day of July, 2025.

EXECUTED this 13 day of June, 2025.



J. Fred Bayliss
Trustee
J. Fred Bayliss, P. C.
3000 Briarcrest Drive, Suite 211
Bryan, Texas 77802

Certificate of Posting

I am **J. Fred Bayliss**, a named Trustee for Mortgagee/Beneficiary, whose address 3000 Briarcrest Drive, Suite 211, Bryan, Texas 77802. I declare under penalty of perjury that on the 13 day of June, 2025, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Lee County Clerk and caused it to be posted at the location directed by the Lee County Commissioners.

DOCUMENT PREPARED BY:

J. Fred Bayliss, P. C.
3000 Briarcrest Drive, Suite 211
Bryan, Texas 77802

Upon Filing Return to:

J. Fred Bayliss, P. C.
3000 Briarcrest Drive, Suite 211,
Bryan, Texas 77802

FILED AND RECORDED

JUN 20 2025



Sharon Blasing
SHARON BLASING
COUNTY CLERK, LEE COUNTY, TEXAS

EXHIBIT "A"

LEGAL DESCRIPTION: BEING A 0.368 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE S. F. AUSTIN SURVEY, ABSTRACT NO. 1 IN LEE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 38.544 ACRE TRACT OF LAND CONVEYED TO MATTHEW E. SCHRAM, TRUSTEE BY DEED RECORDED IN VOLUME 1163, PAGE 199 REAL PROPERTY RECORDS, LEE COUNTY, TEXAS; SAID 0.368 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JUNE, 2024:

BEGINNING at a point near a fence corner post in the northeasterly right-of-way (80') line of F.M. 141 for the westerly corner hereof and said Schram 38.544 acre tract and the southerly corner of that certain 2.824 acre tract of land conveyed to Sandra Jatzlau Islet by deed recorded in Volume 1305, Page 979 of said real property records;

THENCE N 42°35'17" E a distance of 118.53 feet along the northwesterly line of said Schram 38.544 acre tract to a fence corner post

THENCE crossing said Schram 38.544 acre tract the following six (6) calls:

1. S 47°19'10" E a distance of 18.48 feet to a point for corner;
2. N 42°40'50" E a distance of 7.50 feet to a point for corner;
3. S 45°56'57" E a distance of 79.85 feet to the corner of a tin building;
4. S 43°59'22" W a distance of 26.53 feet to the corner of a tin building;
5. S 47°30'12" E a distance of 38.70 feet to the corner of a tin building;
6. S 40°48'44" W a distance of 97.64 feet to a point in the northeasterly right-of-way line of FM 141 for the southerly corner hereof from which a 1/2" iron rod found in said right-of-way line for the southerly corner of said Schram 38.544 acre tract bears S 47°22'38" E a distance of 407.85 feet;

THENCE N 47°22'38" W a distance of 139.40 feet along said right-of-way line to the **POINT OF BEGINNING**, containing 0.368 acre of land, more or less and as shown on map of survey prepared herewith.

FILED AND RECORDED

JUN 20 2025



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS