

NOTICE OF FORECLOSURE SALE

FILED AND RECORDED

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows: FEB 08 2023

Tract One:

1.91 acres, more or less, a part of the James H. Stribling Survey, A-295, Lee County, Texas and being more fully described in Exhibit "A" attached hereto and made a part hereof.



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS

Tract Two:

0.13 acre, more or less, a part of the James H. Stribling Survey, A-295, Lee County, Texas and being more fully described in Exhibit "B" attached hereto and made a part hereof.

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

Date: Tuesday, March 7, 2023

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Lee County Courthouse in Giddings, 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 permits 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 refileing 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 "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 nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed Rodney Schweizer and wife, Jackie Schweizer, and Adam Schweizer and wife, Ellrena Schweizer, dated December 1, 2005 and recorded in Document Number 2005-03879 of the Official Public Records of Lee County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$142,700.00 executed by Rodney Schweizer payable to the order of Lee County Bank, a Branch of First National Bank in Cameron, Texas (collectively the "Obligation"). Classic Bank, National Association 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: February 6, 2023.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

FIELD NOTES

Being 1.91 acres of land out of the James H. Stribling Survey, Abstract No. 295, Lee County, Texas and being the same land described as 1.912 acres in a GIFT DEED dated February 19, 1988 to Milton Blasig, as Custodian for Nancy K. Blasig, and recorded in Volume 582, Page 295 of the Real Property Records of Lee County, Texas.

BEGINNING at a iron rod with cap stamped 4217 set at the intersection of the west line of the James H. Stribling Survey, Abstract No. 295, Lee County, Texas and the south right-of-way of State Highway No. 21 for the most northerly northwest corner of the herein described tract.

THENCE S 86° 30' 03" E, 20.02 feet along the south right-of-way of State Highway No. 21 to a point for the most northerly northeast corner of the herein described tract;

THENCE S 06° 12' 59" W, 282.95 feet to a point for a re-entrant corner of the herein described tract;

THENCE S 83° 47' 01" E, 216.00 feet to a iron rod with cap stamped 4217 set for the most easterly northeast corner of the herein described tract;

THENCE S 06° 12' 59" W, 329.00 feet to a iron rod with cap stamped 4217 set for the southeast corner of the herein described tract;

THENCE N 83° 47' 01" W, 236.00 feet to a iron rod with cap stamped 4217 set in the west line of the James H. Stribling Survey, Abstract No. 295 for the southwest corner of the herein described tract;

THENCE N 06° 12' 59" E, 611.00 feet along the west line of said Stribling Survey to the PLACE OF BEGINNING and containing 1.91 acres of land more or less.

Prepared by O.T.G. Field Services from a survey made on the ground March 13, 2002 and referenced by plat dated March 20, 2002.

Bearings based on Grid North obtained from G.P.S. Observations NAD 1983 Texas Central Zone.

EXHIBIT A
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FIELD NOTES

Being 0.13 acres of land out of the James H. Stribling Survey, Abstract No. 295, Lee County, Texas and being out of that certain 29.13 acre tract described in a GIFT WARRANTY DEED dated February 22, 1993 to Loretta Ann Romans, et al, and recorded in Volume 688, Page 436 of the Real Property Records of Lee County, Texas.

COMMENCING at a iron rod with cap stamped 4217 set for the most easterly northeast corner of a 1.912 acre tract described in Volume 582, Page 295 Real Property Records of Lee County, Texas and a re-entrant corner of said 29.13 acre tract.

THENCE N 83° 47' 01" W, 196.00 feet along the most easterly north line of said 1.912 acre tract to a iron rod with cap stamped 4217 set for the southeast corner of the herein described tract and THE POINT OF BEGINNING.

THENCE N 83° 47' 01" W, 20.00 feet continuing along the most easterly north line of said 1.912 acre tract to a point for the southwest corner of the herein described tract and a re-entrant corner of said 1.912 acre tract;

THENCE N 06° 12' 59" E, 282.95 feet along the most northerly east line of said 1.912 acre tract to a point in the south right-of-way of State Highway No. 21 for the northwest corner of the herein described tract and the most northerly northeast corner of said 1.912 acre tract;

THENCE S 86° 30' 03" E, 20.02 feet along the south right-of-way of State Highway No. 21 to a iron rod with cap stamped 4217 set for the northeast corner of the herein described tract;

THENCE S 06° 12' 59" W, 283.90 feet traversing the interior of said 29.13 acre tract to the PLACE OF BEGINNING and containing 0.13 acres of land more or less.

Prepared by O.T.G. Field Services from a survey made on the ground March 13, 2002 and referenced by plat dated March 20, 2002.

Bearings based on Grid North obtained from G.P.S. Observations NAD 1983 Texas Central Zone.

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EXHIBIT B
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