

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:
See Exhibit "A" attached hereto and incorporated herein.
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following

date, time, and place:

Date: March 5, 2019

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

Place: The foreclosure sale will be conducted in the area designated by the WILLACY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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 re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing 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 day 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 the deed of trust executed by TD Farms, a Texas General Partnership in the following documents:

Tracts I, II & III: Note Deed of Trust dated December 7, 2009 in the amount of \$1,453,292.62 from T.D. Farms, a Texas General Partnership composed of Ovidio Atkinson, Otalia Atkinson, Arnulfo Atkinson and Nancy Atkinson and Ovi Atkinson aka Ovidio Atkinson, Individually and Arnulfo Atkinson, Individually to Robert B. Dunkin, Trustee for First Community Bank, National Association recorded in volume 619, Page 821, Official Records, Willacy County, Texas. Last Extension dated February 10, 2015, recorded in Volume 624, Page 7298, Official Records, Willacy County, Texas.

5. Obligation Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but

not limited to (1) the promissory note in the original principal amount of Five Hundred One Thousand Six Hundred Fifty-Nine and 22/100 Dollars (\$501,659.22) executed by TD Farms, a Texas General Partnership to First Community Bank (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of TD Farms, a Texas General Partnership.

As of February 11, 2019 there was a default and the balance was due and owing.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, First Community Bank, P.O. Box 2030, San Benito, Texas 78586, Attention: C. Michael Scott, telephone (956) 399-3331.

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: 12th day of February, 2019.



C. Michael Scott, Trustee
First Community Bank
P.O. Box 2030
San Benito, Texas 78586
Telephone Number: (956) 399-3331

EXHIBIT "A"

SCHEDULE A

Legal description of land:

Tract 1:

Shares No. Two [2] and Three [3], of the Oliveira Ranch Subdivision out of Share No. 11, of the San Juan de Caribon Grant, Willey County, Texas, according to map thereof recorded in Volume 1, Page 26 of the Map Records, Willey County, Texas and being described by name and bounds as follows:

Commencing at a concrete monument found for the Northeast corner of said Oliveira Ranch Subdivision;

Thence, along the North line of said Oliveira Ranch Subdivision, North 88 Degrees 28 Minutes 00 Seconds West, a distance of 1321.74 feet (map-3201.5 feet) to a 1/4 inch iron rod found for the point of beginning and the Northeast corner of the herein described tract and being the Northwest corner of the aforementioned share 3;

Thence, along the East line of said Share 3, South 00 Degrees 04 Minutes 31 Seconds West, a distance of 3263.55 feet (map-3207.3 feet) to an iron pipe found for the Southeast corner of said Share 3 and on the herein described tract;

Thence, along the South line of said Share 3 and of the aforementioned Share 2, North 68 Degrees 23 Minutes 00 Seconds West, a distance of 2011.20 feet to a 1/4 inch iron rod found for the Southwest corner of said Share 2 and of the herein described tract;

Thence, along the West line of said Share 2, North 06 Degrees 13 Minutes 20 Seconds East, a distance of 3308.66 feet (map-3207.3 feet) to a point for the Northwest corner of said Share 2 and of the herein described tract;

Thence, along the North line of said Share 2 and of the aforementioned Share 3, South 88 Degrees 28 Minutes 00 Seconds East, a distance of 2653.46 feet to the point of beginning and containing 165.53 acres of land, more or less. Same and except the South 86.315 acres of Shares 2 and 3, Oliveira Ranch Subdivision as conveyed in Deed, dated September 27, 2010 from T. O. Farms, a Texas Partnership to Jorge Salinas and wife, Maria Luisa Salinas, recorded in Volume 616, Page 8304, Official Records, Willey County, Texas.

Note: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override or alter the true and correct provisions of Item Two [2] of Schedule "B" hereto.

2:00 PM
FILED
COUNTY COURT

FEB 12 2019

ROSANNE GONZA, CLERK
WILLEY COUNTY, TEXAS

BY: 