

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUSTIN County

Deed of Trust Dated: October 17, 2000

Amount: \$90,000.00

Grantor(s): MARTIN M LOZANO and SHAWNA M LOZANO

Original Mortgagee: DENNIS P. BEAVERS AND LETICIA S HERNANDEZ

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 006666

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: April 3, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the AUSTIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

MEGAN RANDLE OR EBBIE MURPHY, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, RENEE THOMAS, REVA ROUCHON-HARRIS, MONICA HIRVELA, REBECCA BOLTON OR AMY JURASEK have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 or the Mortgagee's attorney.

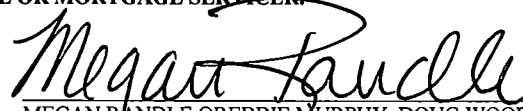
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

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. §§ 3901 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

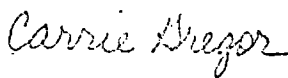

RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-010740


MEGAN RANDLE OREBBIE MURPHY, DOUG WOODARD,
KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS,
AMY BOWMAN, EVAN PRESS, RENEE THOMAS, REVA
ROUCHON-HARRIS, MONICA HIRVELA, REBECCA BOLTON
OR AMY JURASEK
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED

18 FEB 15 PM 1:13


COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-10

METES AND BOUNDS
DESCRIPTION
OF
9.908 ACRES
IN THE
OLIVER JONES SURVEY, ABSTRACT 53.
AND THE
N. H. MUNGER LABOR NO. 12, ABSTRACT 268
AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 9.908 acres of land, more or less, in the Oliver Jones Survey, Abstract 53 and the N. H. Munger Labor No. 12, Abstract 268, Austin County, Texas, same being the aggregate of that certain called 4.9500 acre parcel as described by deed recorded in Volume 518, Page 339 of the Official Records of Austin County, Texas and that certain called 4.0118 acre parcel as described by deed recorded in Volume 344, Page 483 of the Deed Records of Austin County, Texas, said 9.908 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1 1/4 inch iron pipe found for corner, same being in the common southeasterly line of that certain Tract No. 4 called 10.2 acre parcel as described by deed recorded in Volume 510, Page 510 of the Official Records of Austin County, Texas, same being the common northwest corner of said called 4.9500 acre parcel, same being in the common southeasterly margin of Grubbs Road (width varies), and same being the POINT OF BEGINNING and good westerly northwest corner of the tract herein described, from which a 1 1/4 inch iron pipe found for reference bears South 25 degrees 00 minutes 00 seconds West, a distance of 617.23 feet (called South 25 degrees 45 minutes 23 seconds West, 617.16 feet) (Vol. 518, Pg. 339);

THENCE, with said common southeasterly margin and said common line, North 82 degrees 27 minutes 57 seconds East, a distance of 314.35 feet (called North 86 degrees 07 minutes 25 seconds East, 314.82 feet) (Vol. 518, Pg. 339) to a 1/4 inch iron pipe found for corner, same being the common southeast corner of said called 4.9500 acre parcel, same being in the common southeasterly line of said called 4.0118 acre parcel, and same being a northerly interior corner of the tract herein described, from which a 1/4 inch iron pipe found for reference bears South 25 degrees 00 minutes 02 seconds West, a distance of 1,042.38 feet (called South 25 degrees 00 minutes 00 seconds West, 1,043.23 feet), same being in the common southeasterly line of said called 4.9500 acre parcel, and same being in the common northwesterly line of said called 4.0118 acre parcel;

THENCE, leaving said common southeasterly margin and with said common line, North 25 degrees 00 minutes 03 seconds East, a distance of 20.00 feet (called North 25 degrees 00 minutes 00 seconds East) (Vol. 388, Pg. 483) to a spike set for corner, same being the common southwest corner of that certain Tract Two called 0.9882 acre parcel as described by deed recorded in Volume 381, Page 149 of the Deed Records of Austin County, Texas, same being the common northwest corner of said called 4.0118 acre parcel, and same being the most northerly northwest corner of the tract herein described;

THENCE, with said common line, North 74 degrees 24 minutes 00 seconds East, a distance of 192.07 feet (called North 74 degrees 18 minutes 00 seconds East, 191.00 feet) to a spike set for corner, same being the common southeast corner of said called 0.9882 acre parcel, same being the common southeast corner of said called 4.0118 acre parcel, and same being the northeast corner of the tract herein described;

THENCE, with said common line, South 25 degrees 00 minutes 02 seconds West (called South 25 degrees 00 minutes 00 seconds West) (Vol. 344, Pg. 483), past at a distance of 20.00 feet a 1/4 inch iron rod set for reference, in all a distance of 1,240.60 feet (called 1,240.61 feet) (Vol. 344, Pg. 483) to a 1/4 inch iron rod set for corner, same being in the common northwesterly line of that certain called 103.239 acre parcel as described by deed recorded in Volume 152, Page 124 of the Deed Records of Austin County, Texas, same being the common southeast corner of said called 4.0118 acre parcel, and same being the southeast corner of the tract herein described;

- Continued -
- Page 1 of 2

EXHIBIT "A"

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- Page 2 of 2
- Meas and Bound Description of 9.908 Acres
- In the Oliver Jones Labor No. 12, Abstract 31 and the
- N. H. Meager Labor No. 12, Abstract 268, Austin County, Texas

THENCE, leaving said common northwesterly line and with said common line, North 65 degrees 00 minutes 05 seconds West, a distance of 145.83 feet (called North 65 degrees 00 minutes 05 seconds East, 145.83 feet) (Vol. 344, Pg. 883) to a 1/4 inch iron rod set for corner, same being in the common southerly line of said called 5.9500 acre parcel, same being the common southwest corner of said called 4.0118 acre parcel, and same being a southerly interior corner of the tract hereto described, from which a 1 1/4 inch iron pipe found for reference bears North 25 degrees 00 minutes 05 seconds East, a distance of 3.34 feet (called North 25 degrees 45 minutes 23 seconds East, 2.53 feet) (Vol. 518, Pg. 357), same being in the common southerly line of said called 5.9500 acre parcel, and same being in the common northwesterly line of said called 4.0118 acre parcel;

THENCE, with said common line, South 25 degrees 00 minutes 05 seconds West, a distance of 80.47 feet (called South 25 degrees 45 minutes 23 seconds West, 80.47 feet) (Vol. 518, Pg. 357), to a point in the centerline of Mill Creek for corner, same being the common northwest corner of that certain Tract No. 3 called 21.75 acre parcel as described by deed recorded in Volume 194, Page 153 of the Deed Records of Austin County, Texas, same being the common west easterly corner of that certain called 24.137 acre parcel as described by deed recorded in Volume 277, Page 125 of the Deed Records of Austin County, Texas, same being the common southeast corner of said called 5.9500 acre parcel, and same being the southeast corner of the tract hereto described;

THENCE, with said common line and said common centerline of Mill Creek, North 26 degrees 54 minutes 36 seconds West, a distance of 171.31 feet (called North 23 degrees 10 minutes 26 seconds West, 170.90 feet) (Vol. 518, Pg. 357) to a point for corner;

THENCE, continuing with said common line and said common centerline of Mill Creek, North 18 degrees 11 minutes 17 seconds West, a distance of 190.87 feet (called North 14 degrees 25 minutes 34 seconds West, 190.67 feet) (Vol. 518, Pg. 357) to a point for corner, same being the common southeast corner of said Tract No. 8 called 10.2 acre parcel, same being the common southwest corner of said called 5.9500 acre parcel, and same being the southwest corner of the tract hereto described;

THENCE, leaving said common centerline and with said common line, North 25 degrees 00 minutes 00 seconds East (called North 25 degrees 00 minutes 00 seconds East) (Vol. 113, Pg. 197) (Basis of Bearings), pass at a distance of 144.84 feet (called 144.91 feet) (Vol. 518, Pg. 357) a 1 1/4 inch iron pipe found for reference, in all a distance of 762.07 feet (called 762.97 feet) to the POINT OF BEGINNING of the tract hereto described and containing 9.908 acres of land, more or less.

COMPILED BY:

ENTERSURV, INC.
 P. O. Drawer 129
 Bellville, Texas 77418
 1-409-465-3545
 August 27, 1996
 PROJECT NO. 96315



STATE OF TEXAS

COUNTY OF AUSTIN

FILED

GO MAR 23 PH 3: 19

Carrie Gregor
 COUNTY CLERK
 AUSTIN COUNTY, TEXAS



Carrie Gregor

Carrie Gregor, County Clerk
 Austin County, Texas

EXHIBIT A

001764

4

Notice of Foreclosure Sale

Notice is hereby given that a public sale at auction of the Property (as the term is defined and described below) will be held at the date, time and place specified in this notice.

Foreclosure Sale:

Date: Tuesday, April 3, 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 1:00 P.M. and not later than three hours thereafter.**

Place: Inside the foyer of the Austin County Courthouse at One East Main Street, Belleville, Austin County, Texas 77418, or as designated by the County Commissioners Court.

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.

Deed of Trust (together with any and all modifications, extensions, renewals, and supplements "Deed of Trust"):

Dated: December 21, 2010, recorded on December 27, 2010, as amended.

Grantor: 4099 Highway 36 North, LLC

Trustee: Ryan Colburn

Lender: Regions Bank, an Alabama banking corporation

Recorded in: Deed of Trust – Document Number 105027 in the Real Property Records of Austin County, Texas

Legal Description: See Exhibit A.

Secures: Promissory Note (as renewed, extended, modified, amended or restated, the "Note") in the original principal amount of \$1,235,000.00, executed by Projectools.com, Inc. and Grantor (collectively, "Borrower") and payable to the order of Lender

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitution
of Trustee:

Under the Removal and Appointment of Substitute Trustee dated February 9, 2018, as amended by that certain Correction Removal and Appointment of Substitute Trustee dated March __, 2018, Ryan Colburn was removed as Trustee, and Alison Cross, Richard Crow and Janis Buchanan, each in their individual capacity, were appointed as "Substitute Trustee"

Substitute Trustees'
Address:

Alison Cross
Strasburger & Price, LLP
901 Main Street, Suite 6000
Dallas, Texas 75202

Richard Crow
Strasburger & Price, LLP
909 Fannin Street, Suite 2300
Houston, Texas 77010

Janis Buchanan
Strasburger & Price, LLP
909 Fannin Street, Suite 2300
Houston, Texas 77010

Default has occurred in the payment of the Note secured by the Deed of Trust and in the performance of the obligations of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

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 "Code").

Pursuant to section 51.009 of the 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 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.

IN WITNESS WHEREOF this Notice of Foreclosure Sale has been executed on this the 5th day of March, 2018.

Alison Cross
Alison Cross
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on March 5, 2018, by Alison Cross, Substitute Trustee, who acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Mary A. Medrano
Notary Public in and for the
State of Texas

1-21-2019
My Commission Expires

Mary A. Medrano
Printed Name

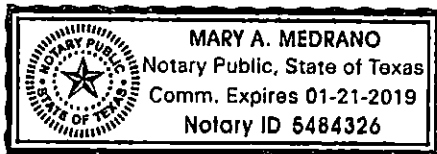


Exhibit A
Legal Description

See Attachment.

BELLVILLE V.F.W. POST #6522

11.606 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 11.606 Acres located in the John Fitzgibbons League, A-37, Austin County, Texas. Subject tract being a portion of the called 19.61 Acre tract (found 18,958 Acres) that is described in a Deed to Bellville V.F.W. Post # 6522 as recorded in Volume 169, Page 503 of the Deed Records of Austin County, Texas. Said tract consisting of 11.606 Acres, of which 0.321 Acres are within the limits of Old Highway 36 and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the West Right-of-way of State Highway 36 (120 ft. R.O.M.) and being the Southeast corner of Buffalo Creek Estates Subdivision as recorded in Volume 1, Page 207 of the Plat Records of Austin County, Texas and being the Northeast corner of the herein described tract;

TRACED S 32d 16' 16" E, with the West Right-of-way of State Highway 36, a distance of 727.17 ft. (Called Brg. S 33d 30' E) to a 1/2" iron rod set for the Northeast corner of the 7.352 Acre tract that has been surveyed and described for the Bellville V.F.W. Post #6522 and being the Southeast corner of the herein described tract;

TRACED S 57d 04' 49" W, with the common line with said 7.352 Acre adjoining tract, a distance of 461.16 ft. (No Call) to a 1/2" iron rod set in an existing fence line and being an angle point in the 7.352 Acre adjoining tract and in the herein described tract;

TRACED S 35d 35' 15" W, continuing with the common line with the 7.352 Acre adjoining tract, a distance of 342.56 ft. (No Call) to a point for corner within the limits of Old Highway 36 and being the Northwest corner of the 7.352 Acre adjoining tract, for the Southwest corner of the herein described tract. From said point, a 1/2" iron rod set in the East Right-of-way of Old Highway 36, brg. N 35d 35' 15" E, 26.50 ft.,

TRACED N 40d 58' 08" W, with a line, which is within the limits of Old Highway 36, a distance of 371.74 ft. (Called Brg. N 42d 30' W) to an angle point in said road;

TRACED N 47d 13' 31" W, continuing with a line, which is within the limits of Old Highway 36, a distance of 180.33 ft. (Called

July 24, 2006
H.O.P. 5674

Page 1 of 2

Exhibit A

BELLEVILLE V.V.M. POST #1822

11,806 ACRES (continued)

N 48d 30' W, 42.0 y, [116.67'] to a point for corner within the limits of Old Highway 36 and being the Northwest corner of the parent tract and the Northwest corner of the herein described tract;

TRACED N 37d 16' 55" E, passing at 24.80 ft. a 3/4" iron pipe found at a fence corner post and being the Southwest corner of Buffalo Creek Estates Subdivision as mentioned above and continuing, a total distance of 937.53 ft. (Called N 36d 30' E, 342.2 y, [950.56 ft.]) to the ~~TRACT~~ ~~OR~~ ~~RIGHTWAY~~ and containing 11,806 Acres, of which 0.321 Acres are within the limits of Old Highway 36.

NOTES: Bearings shown hereon are based upon the plat of Buffalo Creek Estates Subdivision as recorded in Volume 1, Page 207 P.R.A.C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

The tract of land shown hereon could be subject to the subdivision rules of Austin County, Texas.

July 24, 2006
W.G.# 3474

slaw

Glen S. Alexander
Registered Professional Land Surveyor, #4194



Page 2 of 2

Exhibit A

Filed
18 March 09 8:32 AM
Carrie Wiegman
COUNTY CLERK
AUSTIN COUNTY, TEXAS
[Signature]

SUBSTITUTE TRUSTEE'S NOTICE OF 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.

Note: Sale Contract
Date: November 7, 2010
Original Creditor: Walter Mortgage Company, LLC
Debtor: Michael & Linda Newman
Current Holder: U. S. Bank, N.A., as trustee, successor in interest to Wachovia Bank, National Association, as trustee for Mid-State Capital Corporation 2005-1 Trust by Ditech Financial LLC, as servicer with delegated authority

Security Instrument:

Purchase Money Deed of Trust
Date: November 7, 2010
Grantor: Michael & Linda Newman
Trustee: Joseph H. Kelly
Recording Information: Document #104915 recorded in the Official Records of Austin County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Security Instrument and as more particularly described in **Exhibit "A"** attached hereto (setting forth therein the legal description of the property as contained in or attached to the above Security Instrument) (referred to in this Notice of Sale as the "Property").

Current Beneficiary: U. S. Bank, N.A., as trustee, successor in interest to Wachovia Bank, National Association, as trustee for Mid-State Capital Corporation 2005-1 Trust by Ditech Financial LLC, as servicer with delegated authority

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 2100 E. Elliot Road, T-314, Tempe, Arizona 85284, by virtue of a servicing agreement with Current Beneficiary.

Attorney for Mortgage Servicer Authorized to

Appoint Substitute Trustees: Kenneth M. Culbreth, Jr.

Appointment of

Substitute Trustees: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the Mortgage Servicer has named and appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustees, each to act individually (the "Substitute Trustee") under and by virtue of the Security Instrument.

2018-015

Foreclosure Sale:

County: Austin, Texas

Date of Sale (first Tuesday of month): April 3, 2018

Time of Sale: The sale of the Property will begin no earlier than 10:00 o'clock A.M. and no later than three (3) hours thereafter

Place of Sale: The sale of the Property will be held at the county courthouse in Austin County, Texas (located at One Main Street, Bellville, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the Austin County Commissioners' Court as follows: Lobby of courthouse.

Type of Sale: The sale of the Property is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument.

Terms of Sale: The sale of the Property will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instrument permitting the Beneficiary to have the bid credited against the indebtedness secured by the Security Instrument at the time of the sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale of the Property will be made expressly subject to any title matters set forth in the Security Instrument, 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 Security Instrument. The sale shall not cover any part of the Property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, the Beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to Section 51.009 of 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 Security Instrument. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Default and Notice: Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Debtor and any and all other necessary parties with regard to the defaulted indebtedness. Mortgage Servicer has requested the undersigned, Substitute Trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument. Mortgage Servicer is representing Mid-State Capital Corporation 2005-1 Trust under a Servicing Agreement.

Dated: March 7, 2018

By: _____

Kenneth M. Culbreth, Jr., as
Attorney for Mortgage Servicer

By: _____

Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 900
Corpus Christi, Texas 78401-0341
(361) 884-5678 Telephone
(361) 888-9149 Telecopier

Exhibit "A"

FIELD NOTES FOR 1.000 ACRE OF LAND IN THE WILLIAM SMEATHERS SURVEY, A-90, AUSTIN COUNTY, TEXAS AND BEING OUT OF A 3.868 ACRE TRACT CONVEYED TO BASILIA HERRERA IN VOLUME 562, PAGE 215 IN THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch steel pin found in a fence line, being on the east line of a 3.868 acre tract conveyed to Basilia Herrera in Volume 562, Page 215 in the Official Records of Austin County, Texas and being the north corner of a 1.000 acre tract of land conveyed to Rebecca and Gonzalo Pacheco in Volume 774, Page 362 in the Official Records of Austin County, Texas and also being the east corner of this tract;

THENCE with the north line of said 1.000 acre Pacheco tract, South $44^{\circ} 04' 15''$ West for 208.08 feet to a 5/8 inch steel pin found in a fence line on the west line of said 3.868 Herrera tract, being the west corner of said 1.000 acre Pacheco tract and also being the south corner of this tract;

THENCE with the fence line along the west line of said 3.868 acre Herrera tract, North $46^{\circ} 17' 41''$ West for 148.87 feet to a 1 inch bolt found in a fence corner;

THENCE continuing with the fence line along the west line of said 3.868 acre Herrera tract, North $44^{\circ} 59' 43''$ West for 64.97 feet to a 1/2 inch steel pin set for the west corner of this tract;

THENCE with the north line of this tract, North $44^{\circ} 04' 15''$ East for 198.33 feet to a 1/2 inch steel pin set in a fence line on the east line of said 3.868 acre Herrera tract, for the north corner of this tract;

THENCE with the fence line along the east line of said 3.868 acre Herrera tract, South $48^{\circ} 30' 39''$ East for 214.05 feet to the POINT OF BEGINNING.

As surveyed on the ground August 10, 2004.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Alexandra Zografos Holub
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Sheila Horak
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Robin Johnson
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.

FILED

18 MAR 13 PM 2: 32

Carrie Gregor

COUNTY CLERK
TRAVIS COUNTY, TEXAS

Austin