

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/22/2006

Grantor(s)/Mortgagor(s):
TERRI RESENDEZ

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 066916

Property County:
AUSTIN

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8742 Lucent Blvd Suite 300,
Highlands Ranch, CO 80129-2302

Legal Description: LOT SEVENTEEN (17), IN THE DON ELL KRAMPITZ SUBDIVISION OUT OF LOT NO. THREE (3), BLOCK NO. THIRTY-FOUR (34), OF THE SEALY SUBDIVISION OF THE SAN FELIPE TOWN TRACT OF FIVE LEAGUES OF LAND IN AUSTIN COUNTY, TEXAS, RECORDED IN VOLUME 256, PAGE 253, DEED RECORDS OF AUSTIN COUNTY, TEXAS.

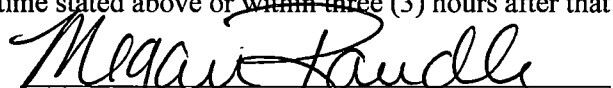
Date of Sale: 5/1/2018

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

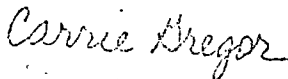
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or ~~within three (3) hours~~ after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.


Megan Randle, Rebecca Bolton
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED

18 FEB 15 PM 1:13


COUNTY CLERK
AUSTIN COUNTY, TEXAS
2018-09

MH File Number: TX-15-26640-FC
Loan Type: Conventional Residential

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/24/2012

Grantor(s)/Mortgagor(s):
MARVIN R. TAWWATER, UNMARRIED

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 125230

Property County:
AUSTIN

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: LOT NO. SIX (6) OF VICTORIAN COTTAGES, A SUBDIVISION OF 2.064 ACRES OF LAND, BEING BLOCK D, ORIGINAL TOWN OF SEALY, IN AUSTIN COUNTY, TEXAS, ACCORDING TO FINAL PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF AUSTIN COUNTY, TEXAS, IN VOLUME 1, PAGES 289-290 OF THE PLAT RECORDS

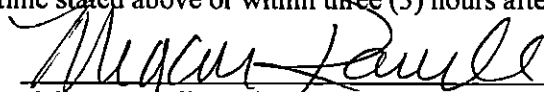
Date of Sale: 5/1/2018

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

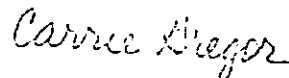
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Notice Pursuant to Tex. Prop. Code § 51.002(i):
the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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.


Megan Randle, Rebecca Bolton
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED

18 MAR 12 AM 10: 52


COUNTY CLERK
AUSTIN, TEXAS

MH File Number: TX-18-55773-POS
Loan Type: Conventional Residential

2018 - 012

Our File Number: 18-01259

Name: STEVEN M BYLE, AN UNMARRIED PERSON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 24, 2006, STEVEN M. BYLE, AN UNMARRIED PERSON, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 063177, in the DEED OF TRUST OR REAL PROPERTY records of AUSTIN COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, MAY 1, 2018, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in AUSTIN COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS OUT OF THE EARLY ROBBINS LABOR NO. 2 A-82, THE MOSES SHIPMAN LABOR NO. 1 A-89, THE W. ROBBINS LABOR NO. 23 A-84 AND THE PARMELIA PICKET LABOR NO. 24 A-77 AND BEING TRACT 1 CALLED 136.429 ACRES AND TRACT 2 CALLED 31.810 ACRES IN A DEED DATED JUNE 3, 1987 FROM MARGARET REGENBRECHT TO RANDY B. MAZE AND WIFE, MARGARET A. MAZE, AS RECORDED IN VOLUME 564, PAGE 564 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, SAID 160.529 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 7330/7332 STECK BOTTOM RD
SEALY, TX 77474

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 12th day of March, 2018.

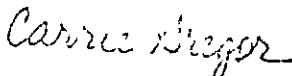


Megan Randle, Doug Woodard, Evan Press,
Amy Bowman, Julian Perrine, Amy Jurasek,
Kristie Alvarez, Chloe Christensen, Renee
Thomas, Rebecca Bolton, Kathleen Adkins,
Reva Rouchon-Harris, Monica Hirvela,
Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED

18 MAR 12 AM 10: 52



COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-013



PLEDGER REUE AND ASSOCIATES

LAND SURVEYORS

RANDY B. MAZE AND WIFE,
MARGARET A. MAZE
160.529 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND situated in Austin County, Texas out of the Early Robbins Labor No. 2 A-82, the Moses Shipman Labor No. 1 A-89, the W. Robbins Labor No. 23 A-84 and the Parmelia Picket Labor No. 24 A-77 and being Tract 1 called 136.429 acres and Tract 2 called 31.810 acres in a deed dated June 3, 1987 from Margaret Regenbrecht to Randy B. Maze and wife, Margaret A. Maze, as recorded in Volume 564, Page 564 of the Official Records of Austin County, said 160.529 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron pin and fence corner lying in the Southeast line of a private road marking its intersection with the Northeast line of Anna May Dever and Lonnie Dever, Jr. residue tract (380/937 D.R.A.C.), the South corner of the David Abner Jackson, et ux Tract 1 called 360.140 acres (File No. 997429 O.R.A.C.), the West corner of the original Tract 1 called 136.429 acres and this tract;

THENCE with the Southeast line of said private road and the Northwest line of this tract, N 31° 01' 53" E, 353.07 ft. to a set 1/2" iron pin and fence angle and N 25° 12' 24" E, 1,282.08 ft. to a found 1/2" iron pin and fence corner for North corner;

THENCE with the Southwest line of the Jackson Tract 1 called 360.140 acres and the Northeast line of this tract, S 43° 54' 04" E, 175.03 ft. to a found 1/2" iron pin and fence angle; S 61° 18' 04" E, 3,197.27 ft. to a set 1/2" iron pin and fence corner and S 61° 44' 48" E, 676.80 ft. to a set 1/2" iron pin at the end of a fence in the Northwest bank of the Brazos River for East corner;

THENCE with the meanders of the Northwest bank of the Brazos River,

S 56° 37' 54" W, 124.75 ft.;
S 52° 03' 46" W, 93.75 ft.;
S 47° 15' 42" W, 105.22 ft.;
S 59° 03' 43" W, 105.87 ft.;
S 58° 18' 53" W, 106.50 ft.;
S 62° 27' 18" W, 135.06 ft.;
S 60° 59' 55" W, 124.53 ft.;
S 65° 02' 20" W, 111.66 ft.;
S 69° 13' 46" W, 133.79 ft.;
S 78° 55' 07" W, 89.08 ft.;
S 53° 24' 15" W, 74.31 ft.;
S 60° 44' 48" W, 80.77 ft.;
S 65° 13' 02" W, 74.63 ft.;
S 69° 12' 30" W, 147.87 ft.;
S 76° 30' 21" W, 111.45 ft.;
S 72° 29' 17" W, 140.69 ft.;
S 69° 13' 07" W, 192.18 ft.;
S 82° 12' 27" W, 46.91 ft.;
S 69° 59' 21" W, 62.81 ft.;
S 70° 47' 05" W, 65.24 ft.;
S 69° 39' 15" W, 86.05 ft.;
S 75° 19' 43" W, 75.42 ft.;
S 72° 57' 56" W, 97.54 ft.;
S 71° 40' 30" W, 64.69 ft.;
S 69° 41' 41" W, 81.10 ft.;
S 77° 14' 07" W, 136.30 ft.;
N 79° 22' 32" W, 26.37 ft.;

Exhibit A

W.O. No. 15551
Page 1 of 2

E:\Project Files\Documents\SURVEYS\15551.fnl.doc

S 85° 08' 40" W, 99.64 ft.;
S 49° 18' 47" W, 80.44 ft.;
S 50° 10' 10" W, 97.22 ft.;
S 51° 24' 18" W, 85.13 ft.;
S 46° 11' 56" W, 87.12 ft.;
S 51° 00' 31" W, 84.81 ft.;
S 42° 16' 59" W, 161.18 ft.;
S 36° 43' 03" W, 126.33 ft.;
S 40° 48' 02" W, 88.91 ft.;
S 27° 44' 43" W, 137.76 ft. and

S 30° 44' 36" W, 106.94 ft. to a set 1/2" iron pin at the end of a fence for Southeast corner;

THENCE with the Northeast line of the W. Robert Brown 1987 Family Trust tract called 50.191 acres (File No. 007543 O.R.A.C.) and the Southwest line of this tract, N 65° 48' 32" W, 348.57 ft. to a found 1/2" iron pin and fence corner for Southeast corner of the David Abner Jackson, et ux tract called 90 acres (File No. 040884 O.R.A.C.) and Southwest corner of this tract;

THENCE with the East line of the Jackson tract called 90 acres and the West line of this tract, N 06° 03' 55" E, 823.91 ft. to a set 1/2" iron pin and fence corner for Northeast corner of the Jackson tract called 90 acres and Southeast corner of the Anna May Dever tract called 44.814 acres (411/547 D.R.A.C.);

THENCE with the East line of the Anna May Dever tract called 44.814 acres and the Anna May Dever and Lonnie Dever, Jr. residue tract and continuing with the West line of this tract, N 05° 58' 36" E, 989.56 ft. to a set 1/2" iron pin and fence corner for Northeast corner of the Dever residue tract and interior corner of this tract;

THENCE with the Northeast line of the Dever residue tract and the Southwest line of this tract, N 65° 00' 00" W, 974.45 ft. to the PLACE OF BEGINNING and containing 160.529 acres of land.

Surveyor Certification:

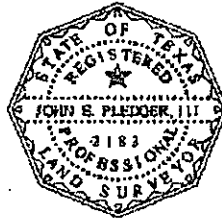
I, John E. Pledger, III, Registered Professional Land Surveyor, do hereby certify that the plat and/or description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on April 21, 2006, and that all corners are as shown hereon. There are no conflicts or protrusions apparent on the ground except as shown.

This tract is subject to all underground easements, the existence of which may arise by virtue of unrecorded grant or use.

This survey was performed in connection with the transaction described in the G.F. No. 35336 of Bellville Abstract Company.

Use of this survey for any other purposes or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.


John E. Pledger, III April 21, 2006
Registered Professional Land Surveyor No. 2183



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: May 1, 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.

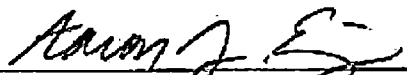
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.


Aaron Espinoza, Attorney at Law

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


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
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

2018-016

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 5.9500 acre parcel as described by deed recorded in Volume 318, Page 377 of the Official Records of Austin County, Texas and that certain called 4.0118 acre parcel as described by deed recorded in Volume 348, 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 1/4 inch iron pipe found for corner, same being in the common southeasterly line of that certain Tract No. 8 called 10.2 acre parcel as described by deed recorded in Volume 310, Page 310 of the Official Records of Austin County, Texas, same being the common southwest corner of said called 5.9500 acre parcel, same being in the common southeasterly margin of Grubbs Road (width waikes), and same being the POINT OF BEGINNING and most westerly northwest corner of the tract herein described, from which a 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. 318, Pg. 157);

THENCE, with said common southeasterly margin and said common line, North 82 degrees 27 minutes 37 seconds East, a distance of 314.93 feet (called North 86 degrees 07 minutes 25 seconds East, 314.61 feet) (Vol. 318, Pg. 377) to a 1/4 inch iron pipe found for corner, same being the common southeast corner of said called 5.9500 acre parcel, same being in the common northwesterly 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 00 seconds West, a distance of 1,042.38 feet (called South 25 degrees 00 minutes 00 seconds West, 1,042.23 feet), same being in the common southeasterly line of said called 5.9500 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 00 seconds East, a distance of 20.00 feet (called North 25 degrees 00 minutes 00 seconds East) (Vol. 358, Pg. 883) 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 southwest 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 00 seconds West (called South 25 degrees 00 minutes 00 seconds West) (Vol. 388, Pg. 883), 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. 388, Pg. 883) to a 1/4 inch iron rod set for corner, same being in the common northwesterly line of that certain called 103.219 acre parcel as described by deed recorded in Volume 132, 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"

3

- Page 2 of 2
- Metes and Bounds Description of 9.908 Acres
- in the Over Jones Labor No. 12, Abstract 23 and the
- N. H. Manger Labor No. 12, Abstract 268, Austin County, Texas

THENCE, leaving said common northwesterly line and with said common line, North 63 degrees 00 minutes 05 seconds West, a distance of 145.83 feet (called North 63 degrees 00 minutes 00 seconds East, 145.83 feet) (Vol. 358, Pg. 882) to a 1/4 inch iron rod set for corner, same being in the common southeasterly line of said called 3.9500 acre parcel, same being the common southwest corner of said called 4.0118 acre parcel, and same being a southerly line for corner of the tract herein 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 2.38 feet (called North 28 degrees 45 minutes 23 seconds East, 2.39 feet) (Vol. 518, Pg. 357), same being in the common southeasterly line of said called 3.9500 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 28 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 23.75 acre parcel as described by deed recorded in Volume 194, Page 153 of the Deed Records of Austin County, Texas, same being the common most easterly corner of that certain called 24.137 acre parcel as described by deed recorded in Volume 277, Page 223 of the Deed Records of Austin County, Texas, same being the common southeast corner of said called 3.9500 acre parcel, and same being the southeast corner of the tract herein described;

THENCE, with said common line and said common centerline of Mill Creek, North 26 degrees 34 minutes 36 seconds West, a distance of 171.21 feet (called North 23 degrees 10 minutes 26 seconds West, 170.80 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 190.67 feet (called North 14 degrees 25 minutes 34 seconds West, 190.67 feet) (Vol. 518, Pg. 359) 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 3.9500 acre parcel, and same being the southwest corner of the tract herein described;

THENCE, leaving said common centerline and with said common line, North 23 degrees 00 minutes 00 seconds East (called North 25 degrees 00 minutes 00 seconds East) (Vol. 113, Pg. 197) (Bonds of Hastings), past 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 762.07 feet) to the POINT OF BEGINNING of the tract herein described and containing 9.908 acres of land, more or less.

COMPILED BY:

INTERSURV, INC.
 P. O. Drawer 129
 Bellville, Texas 77418
 1-409-365-3545
 August 27, 1978
 PROJECT NO. 98315



STATE OF TEXAS

COUNTY OF AUSTIN

FILED

00 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

FILED

18 MAR 22 AM 10: 40

Carrie Gregor
 COUNTY CLERK
 AUSTIN COUNTY, TEXAS

Notice of [Substitute] Trustee 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 and Place of Sale.

Date: 05/01/2018

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 928 Fowlkes Street, Sealy, TX 77474

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the 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 deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/21/2006 and recorded 08/25/2006 in Document 065020, real property records of Austin County, Texas, with **Susan Baker, a Single Woman** grantor(s) and PEOPLE'S CHOICE HOME LOAN, INC. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Susan Baker, a Single Woman**, securing the payment of the indebtedness in the original principal amount of **\$74,700.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS9** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

FIELD NOTES OF A SURVEY OF LOT 6 AND THE NORTH HALF OF LOT 7, BLOCK 3 CONTAINING 0.270 ACRE OUT OF A SUBDIVISION OF A 20 ACRE TRACT KNOWN AS LOT NO. 79 OF THE SOUTH END ADDITION TO THE CITY OF SEALY AUSTIN COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 42, PAGE 400, AUSTIN COUNTY DEED RECORDS SAID 0.270 ACRE TRACT BEING ALSO THAT SAME PROPERTY DESCRIBED IN A DEED TO DONALD L. RAABE AND WIFE, LINDA M. RAABE RECORDED IN VOLUME 776, PAGE 946, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.270 ACRE TRACT BEING DESCRIBED BY METES AND BONDS AS FOLLOWS TO - WIT: BEGINNING AT A ½ INCH IRON PIPE FOUND IN THE NORTHEAST LINE OF FOWLKES STREET (80' R.O.W.) FOR THE NORTHWEST CORNER OF SAID LOT 6, SAME BEING THE SOUTHWEST CORNER OF LOT 5, AND CORNER BEING ALSO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N 78° 31' 18" E A DISTANCE OF 156.67 FEET WITH THE NORTHWEST LINE OF LOT 6 SAME BEING THE SOUTHEAST LINE OF LOT 5 TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 6, SAME BEING THE SOUTHEAST CORNER OF LOT 5 AND THE NORTHWEST CORNER OF LOT 21; THENCE S11° 26' 45" E A DISTANCE OF 74.96 FEET WITH THE NORTHEAST LINE OF LOT 6 AND THE NORTHEAST LINE OF THE NORTH HALF OF LOT 7, THE SOUTHWEST LINE OF LOT 21 AND 22 TO A ½ INCH ROD FOUND FOR THE SOUTHEAST CORNER OF THE NORTH HALF OF 7, SAID CORNER BEING ALSO THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 7; THENCE S 78° 28' 38" W A DISTANCE OF 156.71 FEET WITH THE SOUTHEAST LINE OF THE NORTH HALF OF LOT 7, SAME BEING THE NORTHWEST LINE OF THE SOUTH HALF OF LOT 7 TO A 3/8 INCH IRON FOUND IN THE NORTHEAST LINE OF FOWLKES STREET FOR THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 7 AND THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 7; THENCE N11° 25' 00" W A DISTANCE OF 75.08 FEET WITH THE NORTHEAST LINE OF FOWLKES STREET, SAME BEING THE SOUTHWEST LINE OF THE NORTH HALF OF LOT 7, THE SOUTHWEST LINE OF LOT 6 TO THE PLACE OF BEGINNING, CONTAINING 0.270 ACRE OF LAND. SURVEY PLAT TO ACCOMPANY FIELD NOTES PROJECT NO. 05-235 ALL BEARINGS ARE BASED ON THE NORTHEAST LINE OF FOWLKES STREET AS DESCRIBED IN VOLUME 42, PAGE 400 AUSTIN COUNTY DEED RECORDS. SURVEYOR CERTIFICATION: I, LEONARD W. FRANK, REGISTERED PROFESSIONAL LAND SURVEYOR OF COLORADO COUNTY, TEXAS, DO HEREBY CERTIFY THAT I DID SURVEY ON THE GROUND THE ABOVE DESCRIBED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAID DESCRIPTION IS TRUE AND CORRECT.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

9. 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, or the Mortgagee's attorney.

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.

Date: March 20, 2018

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY
- Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

FILED

18 MAR 22 AM 10:40

COUNTY CLERK
AUSTIN COUNTY, TEXAS

Notice of Trustee's Sale

You, Randy L. Fordyce and Mary Ann Fordyce, are hereby notified that on Tuesday May 1, 2018, between the hours of 9:00 A.M. and 11:00 A.M. at the courthouse door located at 1 East Main Street, in the city of Bellville, county of Austin, state of Texas, 77418 I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 18.647 ACRES OF LAND, MORE OR LESS, OUT OF THE NANCY ROBINSON LEAGUE, ABSTRACT 282, IN AUSTIN COUNTY, TEXAS; AND BEING THE SAME PROPERTY DESCRIBED IN A DEED DATED APRIL 5, 2013, EXECUTED BY PATRICIA DILLON TO STEVE DIELENHEIN AND TIM PAVLISKA, RECORDED UNDER CLERK'S FILE NO. 131883, OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTRY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED AND INCORPORATED BY REFERENCE.

The address or other common designation of this real property is: None

This sale will be made to satisfy the debt evidenced by the Promissory Note dated March 23, 2016 executed by you, Randy L. Fordyce and Mary Ann Fordyce, Maker, payable to the Order of Tim Pavliska and Steve Dielenhein, as Payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated March 23, 2016 (referred to in this notice as the "Deed of Trust").

You executed the Deed of Trust as Grantor to John B. Harle as the original trustee as Trustee for the benefit of Tim Pavliska and Steve Dielenhein. The Deed of Trust was recorded March 22, 2016 under Austin County Clerk's File No. 1601423, in the original principal sum of \$293,000.00, and secures payment of the note amount due of \$236,748.84. Your total obligation of \$ 267,283.10 is due to Tim Pavliska and Steve Dielenhein, who have requested me, the undersigned, to enforce this trust by selling the real property in partial satisfaction of your obligations in default of the note described in the Deed of Trust.

Foreclosure of the Deed of Trust is undertaken pursuant to provisions of Texas Property Code §51.006, as you agreed in executing the Warranty Deed in Lieu of Foreclosure. Pursuant to the material provisions of the Warranty Deed in Lieu of Foreclosure that you executed:

"2. Notwithstanding the cancellation of the Obligations, this Warranty Deed is subject to the provisions of TEX. PROP. CODE § 51.006 for four years from the date of execution by Grantor, and to the liens and security interests (the "Liens") that evidence or secure the payment of the Note.

"3. Neither Grantor nor Grantee intend there to be, and there will not be, a merger of any of the Liens with the title or other interest of Grantee by virtue of this conveyance. The parties expressly provide that each interest in the Liens will remain separate and distinct from the title to the Property.

"4. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the Liens. For the purpose of priority between intervening or inferior liens, claims, or encumbrances on or against the Property and the Liens, all rights of Grantee to exercise its remedies of foreclosure by private power of sale or by judicial foreclosure of any of the Liens or any other remedies are expressly preserved and, for purposes of limitations and any other applicable time-bar defenses, are expressly extended by this Warranty Deed.

"5. The priority of the Liens is intended to be and will remain in full force and effect, and nothing in this Warranty Deed or in any instruments executed in connection with this Warranty Deed will be construed to subordinate the priority of the Liens to any other liens or encumbrances.

"6. This Warranty Deed is made by Grantor and accepted by Grantee in accordance with the provisions of Texas Property Code section 51.006, with the intent that, in addition to the rights, powers, and privileges granted to Grantee under this Warranty Deed, Grantee will also hold and enjoy all rights, powers, and privileges bestowed on a "holder of a debt" under that statute.

"7. The acceptance of this Warranty Deed by Grantee is expressly conditioned on the representation and warranty of Grantor that title to the Property is a good and indefeasible title, free and clear of all liens and encumbrances of any nature. If title to the Property is not good and indefeasible as stated above, then, at Grantee's sole option, Grantee may, in addition to any other remedy available to it under this Warranty Deed or at law or in equity, reinstate the Obligations, and any cancellation of the Obligations and any qualifications on the Liens, as stated above, will be null and void for all purposes.

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.

Dated: April 3, 2018



John B. Harle
Trustee under the Deed of Trust
Harle & Scheff, PLLC
212 East Main Street
Bellville, Texas 77418

Certificate of Posting

My name is John B. Harle and my address is 212 East Main Street, Bellville, TX 77418. I declare under penalty of perjury that on April 3, 2018 I filed at the office of the Austin County Clerk and caused this notice of sale to be posted at the Austin County Courthouse.



John B. Harle, Declarant
Date: April 3, 2018

NOTICE OF TRUSTEE'S SALE 18.647 ACRES

FILED

18 MAR 34 PM 4: 01

PAGE 3

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

Notice of Foreclosure Sale

Date: April 3, 2018

Deed of Trust ("Deed of Trust")

Dated: July 28, 2004
Grantor: Terri Marie Resendez
Trustee: Neely Fay Grawunder
Lender: The First National Bank of Bellville, Bellville, Texas
Recorded in: Clerk's File No. 044873, Official Public Records of Austin County, Texas

Secures: Fixed Rate Note Secured by Real Estate ("Note") in the original principal amount of \$25,950.00 executed by Terri Marie Resendez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Modifications and Renewals:

- [1] Modification of Real Estate Lien Note and Lien dated October 14, 2008, and recorded under Clerk's File No. 085461, Official Public Records of Austin County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed and/or extended)
- [2] Modification of Real Estate Lien Note and Lien dated October 28, 2013, and recorded under Clerk's File No. 135769, Official Public Records of Austin County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed and/or extended)

Property: All that certain tract or parcel of land containing 1.435 acres located in the H. & T. C. R. R. Co. Section 146, C. C. Allen Survey, A-337 in Austin County, Texas, being the same property described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent

Foreclosure Sale:

Date: Tuesday, May 1, 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 10:00 a.m.**
Place: Austin County Courthouse
One East Main
Bellville, Austin County, Texas

2018-19

The foyer of the Austin County Courthouse as designated by the Austin County Commissioners under Order No. 87-351, recorded in Volume 9, Page 242, Commissioners Court Minutes, Austin County, Texas

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, 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 Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except 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 Texas Property Code, 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 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.


NEELY FAY GRAWUNDER, Trustee

FIELD NOTE DESCRIPTION

FOR TRACT 2 - 1.435 ACRES

All that certain tract or parcel of land situated in Austin County, Texas in the H. & T. C. R. R. Co. Section 146, C.C. Allen Survey, Abstract No. 337, and being part of a certain 112.1 acre tract of land described in a deed from R. H. Haynes and wife Lollie Haynes to Roy Seyer recorded in Volume 135, Page 322 to 324 of the Deed Records of Austin County, Texas. And being more particularly described as follows:

Beginning at a 1/2 inch iron pin found for the north corner of this 1.435 acre tract of land in the southeast line of Lakeside Drive. This point also being the west corner of the Troy O. Chitty and wife Vicky W. Chitty 2,000 acre tract of land recorded in Volume 755, Page 692 of the Official Records of Austin County, Texas;

Thence, with the common line between this 1.435 acre tract of land (Tract 2) and the Chitty tract of land, South 48° 52' 57" East, passing a 1/2 inch iron pin found on the bank of a lake at 432.00 feet, a total distance of 534.19 feet to a point for the east corner of this 1.435 acre tract of land and the south corner of the said Chitty tract of land in the center of the said lake;

Thence, with the center of the lake, South 56° 38' 03" West for 124.29 feet to a point for the south corner of this 1.435 acre tract of land and the east corner of a 1.500 acre tract of land called Tract 1 this day also surveyed;

Thence, with the common line between Tract 2 and Tract 1, North 48° 52' 57" West, passing a 1/2 inch iron pin set at 106.17 feet on the bank of the said lake, a total distance of 509.56 feet to a 1/2 inch iron pin set for the west corner of this 1.435 acre tract of land (Tract 2) and the north corner of the said 1.500 acre tract of land (Tract 1) in the southeast line of Lakeside Drive;

Thence, with the southeast line of Lakeside Drive, North 45° 14' 05" East for 120.07 feet to the place of beginning and containing 1.435 acres of land.

The bearings recited herein are based on the southwest line of the Chitty 2,000 acre tract of land.



Surveyed September 7, 1996
Frank W. Hluchan
Frank W. Hluchan
Registered Professional Land Surveyor
No. 1769

FILED

18 APR -4 AM 11: 18

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

EXHIBIT A

EXHIBIT "A"
Page 1 of 1

FILED

18 MAR 25 AM 10: 08

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

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, May 1, 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 5, 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.

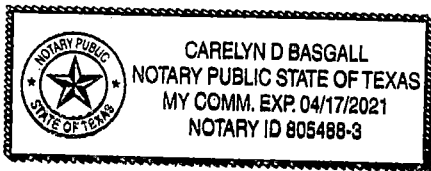
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 4th day of April, 2018.

Alison Cross
Alison Cross
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on April 4, 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.



Carelyn D. Basgall
Notary Public in and for the
State of Texas

4/17/2021
My Commission Expires

Carelyn D. Basgall
Printed Name

Exhibit A
Legal Description

See Attachment.

BELLVILLE V.F.W. POST #6522

11.606 ACRES

ALL THAT TRACT OR PARCELS 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.W.) 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;

THENCE 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;

THENCE 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;

THENCE S 35d 39' 15" W, continuing with the common line with the 7.352 Acre adjoining tract, a distance of 342.36 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, brs. N 35d 35' 15" E, 26.50 ft.;

THENCE 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;

THENCE 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. 5174

Page 1 of 2

Exhibit A

BRELLVILLE V.P.M. POST #5522

11.606 ACRES (continued)

N 48d 30' W, 42.0 v. [116.57'] 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;

TRACER N 31d 46' 55" E, passing at 24.60 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 v. [950.56 ft.]) to the TRACK OF HIGHWAY and containing 11.606 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, 2005
W.O.# 5474

Signature

Glen S. Alexander
Registered Professional Land Surveyor, #4194



Page 2 of 2

Exhibit A

1055 E. 4th St. P.O. Box 386 Belville, Texas 77418 979/5639145 Fax 979/5639145

Filed
18 MARCH 09 8:32 AM
Carrie Gregor
LHG
COURT CLERK
AUSTIN COUNTY, TEXAS

FILED

APR -6 AM 8:39

Carrie Gregor
COURTY CLERK
AUSTIN COUNTY, TEXAS

TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF AUSTIN

WHEREAS, On February 23, 2017, Edwin H. Malinowski, II, Trustee and Richard Alan Pavlicek, Trustees of the Malinowski Family Trust dated May 20, 2009 and Edwin H. Malinowski, individually executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to Michael G. Tapp, Trustee, the real estate hereinafter described to secure II C.B., L.P. in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Austin County, Texas, under Austin County Clerk's Instrument No. 170955; and

WHEREAS, there has been a default in the payment of the note described in said Deed of Trust; and II C.B., L.P., the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, Michael G. Tapp, Trustee, whose address is 12611 Jones Road Ste 101, Houston, Texas 77070, (281) 890-8277, hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder or bidders, for cash, in the area designated in the Austin County Courthouse by the Austin County Commissioners as the place in which to hold real property foreclosures sales in Austin County, the county in which said property is located, between 10:00 a.m. and 4:00 p.m. on May 1, 2018, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

two (2) tracts of land in Austin County, Texas, one being 40.099 acres described in Exhibit "A" attached hereto and incorporated herein for all purposes, and the other being net 40.014 acres, more or less, being a 125.052 acre tract save and except the 41.353 acres and the 43.685 acres all described in Exhibit "B" attached hereto and incorporated herein for all purposes

together with: (i) all buildings, structures and other improvements now or hereafter situated on the foregoing described real property, (ii) all rights, titles and interests now owned or hereafter acquired by Grantors in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (iii) all tracts or parcels of land and any interests therein presently owned by Grantors and contiguous to the foregoing described real property, (v) any strips or gores between the Land and abutting or adjacent properties; (iv) all water and water rights, timber, crops and mineral interests; and (v) all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantors in and to all or any portion of the foregoing described properties(all of the aforesaid being hereinafter sometimes called the "Property").

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Bus. & Com. Code Section 9.04(a)(2) and (b)(2).

The earliest the sale will take place is 1:00 p.m.


If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid, and the purchaser shall have no further recourse against the Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

2018-22

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 or the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Signed this 4th day of April, 2018.

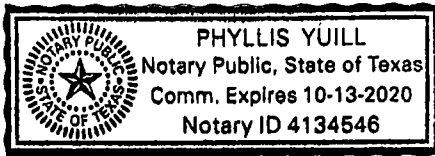


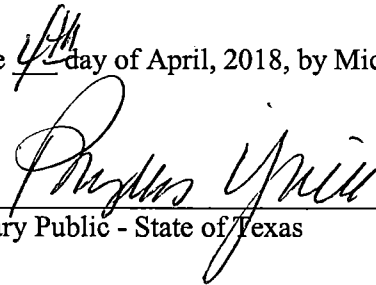
Michael G. Tapp, Trustee

THE STATE OF TEXAS §

COUNTY OF HARRIS §

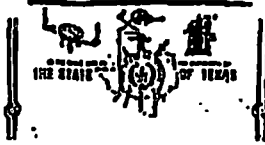
This instrument was acknowledged before me on the 4th day of April, 2018, by Michael G. Tapp, in his capacity as Trustee.





Notary Public - State of Texas

Exhibit A



OFFICE PHONE 438-5591
RESIDENCE PHONE 632-38

A. A. HODDE & ASSOCIATES, INC.
Registered Public Surveyor
612 EAST DUNTON STREET
IRVING, TEXAS 75038

THE STATE OF TEXAS
COUNTY OF AUSTIN

ERWIN J. HUFF ESTATE
TO
EDWIN H. MALINOWSKI, JR., ET UX

SURVEYOR'S LEGAL DESCRIPTION

40.099 ACRES

All that certain tract or parcel of land, lying and being situated in Austin County, Texas, part of the Stephen F. Austin 4 League Grant, A-4, being part of the same land described as Second Tract and called 59.2 acres in the deed from R. Huff to Erwin Huff, dated September 4, 1946; as recorded in Vol. 156, Page 610, in the Deed Records of Austin County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

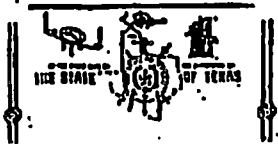
COMMENCING at a 3/8 inch iron rod found at the base of an old dead Cedar Tree fence corner post for the most Western corner of said original tract, being the South corner of the same land known as the Erwin Huff 11.5176 acre tract as described in the deed recorded in Vol. 411, Page 714, in said Deed Records and is to be conveyed from the Erwin Huff Estate to Edwin Henry Malinowski, Jr., et ux, being on the fenced Northeast line of the Joe Dusek tract called 70 acres as described in the deed recorded in Vol. 242, Page 578, in said Deed Records, also being the West corner of a 4.538 acre tract previously surveyed for Erwin Huff which is part of said original tract and is to be conveyed from the Erwin Huff Estate to Edwin Henry Malinowski, Jr. et ux;

THENCE along a Division line of said Huff 11.5176 acres and said Huff 4.538 acres, N 13°21'14" E 507.48 feet to a 3/8 inch iron rod found for the East corner of said Huff 11.5176 acres tract and the North corner of said Huff 4.538 acres tract, also being the South corner of the Edwin Henry Malinowski, Jr., et ux, 54.5245 acre tract as described in the deed recorded in Vol. 412, Page 654, being the POINT OF BEGINNING and the West corner of the following described tract;

THENCE along a portion of the fenced East or Southeast line of said Malinowski 54.5245 acre tract for a fenced West or Northwest line of the tract described herein, N 13°21'14" E (Malinowski Deed call as described in Vol. 412, Page 654 is S 13°21'14" W) 1286.98 feet to a 1/2 inch iron rod found for an angle point of the tract described herein, being an interior angle point of said Malinowski 54.5245 acre tract;

THENCE continuing along a portion of the fenced Southeast line of said Malinowski 54.5245 acre tract for a Northwest line of the tract described herein, N 31°39'40" E 63.45 feet to a 1/2 inch iron rod found at the base of a 3 inch Cedar fence post for a lower North corner of the tract described herein, being the West corner of the Edwin H. Malinowski, Jr.; et ux, 2.914 acre tract as described in the deed recorded in Vol. 613, Page 64, in said Deed Records, also being on a fenced Southeast line of said Malinowski 54.5245 acre tract;

OFFICIAL RECORD



A. A. HODDE & ASSOCIATES, INC.

Registered Public Surveyor
 813 EAST HURTON STREET
 DENTON, TEXAS 76201

011 REC. FIGURE 230-551
 011 REC. FIGURE 230-551

THENCE along the Southwest line of said Malinowski 2.914 acre tract for a lower Northeast line of the tract described herein, S 63°46'21" E 203.72 feet to a 1/2 inch iron rod found at the base of a 6 inch Cedar fence corner post for an interior ell corner of this tract, being the South corner of said Malinowski 2.914 acre tract;

THENCE along the Southeast line of said Malinowski 2.914 acre tract for a Northwest line of the tract described herein, N 33°13'00" E 412.81 feet to a 1/2 inch iron rod set at the base of a 6 inch Cedar fence corner post for an interior angle point of said Malinowski 2.914 acre tract, being the most Northern corner of the tract described herein, also being the West corner of the same land known as the Jerry Janosky tract called 63.85 acres as described in the deed recorded in Vol. 174, Page 53 in said Deed Records and now owned by Mark Janosky by will, also being on the division line of said Stephen F. Austin 4 League Grant, A-4 and the George Grimes Survey, A-44;

THENCE along a portion of the fenced Southwest line of said Janosky tract for a fenced Northeast line of the tract described herein, being along the Northeast line of said original tract, also being along the division line of said Grimes Survey and said Austin 4 League Grant, S 43°22'38" E 776.13 feet to a 1/2 inch iron rod found at the base of an 8 inch Bois D'Arc fence corner post for the most Eastern corner of the tract described herein, being the North corner of the Oze Ola Ruether, et ux, tract called 1.265 acres as described in the deed recorded in Vol. 537, Page 32, in said Deed Records, and being on the fenced Southwest line of said Janosky tract, also being on the division line of said Grimes Survey and said Austin 4 League Grant;

THENCE along the fenced Northwest line of said Ruether tract, along the fenced Northwest line of the Lester Schramm, et ux, tract called 1.265 acres as described in the deed recorded in Vol. 537, Page 38, along the fenced Northwest line of the Calvin Gene Schramm tract called 1.265 acres as described in Vol. 565, Page 716, in said Deed Records, also along the fenced Northwest line of the Calvin Gene Schramm tract called 1.265 acres as described in Vol. 641, Page 91, in said Deed Records, and along the fenced Northwest line of the Cane and Wicker Restored tract called 1.0 acres as described in the deed recorded in Vol. 487, Page 366, in said Deed Records for a fenced Southeast line of the tract described herein, S 44°06'17" W 510.31 feet to a 1/2 inch iron rod found at the base of a 15 inch Cedar fence corner post for an angle point of the tract described herein, being the West corner of said Cane and Wicker Restored tract, also being the North corner of the Preston O. Davis, et ux, tract called 2.0599 acres as described in the deed recorded in Vol. 645, Page 241, in said Deed Records;

OFFICE PHONE 836-5691
RESIDENCE PHONE 836-382



A. A. HODDE & ASSOCIATES, INC.

Registered Public Surveyor

813 EAST HURTON STREET
DRENNAN, TEXAS 75833

TWENCE along the Fenced Northwest line of said Davis tract for a Southeast line of the tract described herein, S 43°57'58" W 191.76 feet to a 1/2 inch iron rod found at the base of a 6 inch Bois D'Arc fence corner post for an interior ell corner of the tract described herein, being the West corner of said Davis tract;

THENCE along a Fenced division line of this tract and said Davis tract, S 49°20'08" E 522.83 feet to a 1/2 inch iron rod found at the base of a railroad tie fence post at the hinge end of a 3 plank gate on the Northwest margin of Tiemann Road for the South corner of said Davis tract, being an East corner of the tract described herein;

TWENCE along a portion of the Fenced Northwest margin of said Tiemann Road for the Southeast line of the tract described herein, S 44°30'25" W 1326.86 feet to a 1/2 inch iron rod found at the base of a 6 inch Cedar fence post which is at the base of a 14 inch forked Cedar Tree on said road margin for the South corner of the tract described herein, being the East corner of said Huff 4.538 acre tract;

THENCE leaving said Tiemann Road and along the Northeast line of said Huff 4.538 acre tract for the Southwest line of the tract described herein, N 21°14'36" W 889.86 feet to the place of beginning and containing 40.099 acres of land.

I, A. A. Hodde, Registered Professional Land Surveyor No. 1492 of the State of Texas, do hereby certify that the foregoing description describing 40.099 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 16th day of September, 1993, A. D.

A. A. Hodde
Registered Professional
Land Surveyor No. 1492

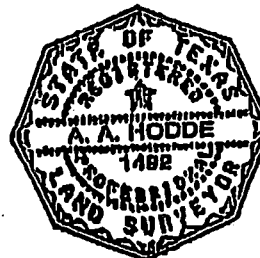


Exhibit B



**ALEXANDER SURVEYING
LAND SURVEYORS**

OWNER: VERDERS H. UECHERT

BUYER: ED MALINOWSKI

125.052 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 125.052 Acres located in the S. F. Austin Four (4) League Grant, A-4, Austin County, Texas. Subject tract being a portion of the called 200 Acre tract that is designated as Tract Three and a portion of the called 215 Acre tract that is designated as Tract Five and described in a Partition Deed recorded in Volume 382, Page 182 of the Deed Records of Austin County, Texas. Said tract consisting of 125.052 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the North Right-of-way of F. M. Highway 159 (100 ft. R.O.W.) and being the Southwest corner of the called 20 Acre tract designated as Tract 814 in Volume 630, Page 383 of the Official Records of Austin County, Texas and being the Southeast corner of the herein described tract;

THENCE with the North Right-of-way of F. M. Highway 159 and with a curve to the right, which has a Central Angle of 09d 28' 21", Radius of 2614.79 ft., Arc Length of 489.92 ft. and Chord Brs. N 84d 52' 13" W, 489.30 ft. (No Call) to a 1/2" iron rod set for the Southwest corner of the herein described tract;

THENCE N 28d 15' 04" E, a distance of 537.82 ft. (No Call) to a 1/2" iron rod set for an angle point;

THENCE N 33d 14' 48" E, a distance of 1014.49 ft. (No Call) to a 1/2" iron rod set for an angle point;

THENCE N 61d 01' 44" W, a distance of 1551.01 ft. (No Call) to a 1/2" iron rod set in the East line of the 67.348 Acre tract described in a Deed to Alvin G. Morgan, et ux as recorded in File# 991469 O.R.A.C.T. and being an angle point in the West line of the herein described tract;

THENCE N 43d 21' 57" E, with the common line with said 67.348 Acre adjoining tract and generally, but partly with an existing fence line (the existing fence line is approximately 3 ft.

May 14, 2002
Revised May 28, 2002
W.O.# 4586

Page 1 of 4



**ALEXANDER SURVEYING
LAND SURVEYORS**

CORNER: VERDOP H. UECHEAT

BUYER: ED MALINCOWSKI

125.082 ACRES (continued)

Northwest of this line) and passing at 1100.65 ft. a 1/2" iron rod found for reference and continuing, a total distance of 1164.32 ft. (Called Brg. N-43d E) to a point in the centerline of the East Fork of Mill Creek and being on the South line of the 545.970 Acre tract described in a Deed to David Smetak as recorded in Volume 743, Page 547 O.R.A.C.T. and being the Northwest corner of the 215 Acre parent tract and the Northwest corner of the herein described tract;

TRENCHE with the centerline meanders of the East Fork of Mill Creek, the same being the common line with the adjoining tracts, the following courses and distances:

S 16d 54' 20" E,	35.36 ft.;
S 60d 23' 50" E,	71.87 ft.;
S 10d 32' 27" E,	67.81 ft.;
S 29d 59' 25" E,	73.93 ft.;
S 24d 05' 03" E,	168.62 ft.;
S 45d 39' 36" E,	70.12 ft.;
S 84d 18' 23" E,	109.53 ft.;
N 72d 38' 29" E,	209.56 ft.;
N 00d 29' 28" E,	93.19 ft.;
N 23d 56' 31" W,	51.75 ft.;
N 04d 25' 46" H,	58.29 ft.;
N 21d 40' 25" E,	162.20 ft.;
N 29d 14' 03" E,	47.54 ft.;
N 56d 45' 42" E,	72.96 ft.;
N 77d 33' 35" E,	178.64 ft.;
S 53d 55' 14" E,	120.68 ft.;
S 28d 06' 01" E,	58.73 ft.;
S 78d 03' 35" E,	49.19 ft.;
N 56d 00' 00" E,	94.86 ft.;
S 58d 13' 14" E,	188.94 ft.;
S 46d 48' 37" E,	90.88 ft.;
S 78d 21' 16" E,	284.95 ft.;
N 62d 31' 19" E,	82.75 ft.;
N 23d 55' 35" W,	88.39 ft.;
N 15d 24' 12" E,	55.99 ft.;
S 89d 45' 30" E,	92.49 ft.;
S 41d 26' 44" E,	303.02 ft.;
S 32d 41' 57" E,	62.59 ft.;
N 57d 23' 59" E,	129.99 ft.;
S 78d 41' 14" E,	169.24 ft.;
S 69d 16' 22" E,	77.05 ft.;
S 88d 57' 15" E,	115.44 ft.;
N 79d 07' 41" E,	208.76 ft.;
N 86d 04' 56" E,	90.86 ft.;
S 58d 17' 21" E,	101.85 ft.;

May 14, 2002
Revised May 28, 2002
W.O.# 4586

Page 2 of 4



**ALEXANDER SURVEYING
LAND SURVEYORS**

OWNER: VERDES H. UECKERT

BUYER: ED MALINOWSKI

125.052 ACRES (continued)

S 33d 53' 15" E, 133.46 ft.,
N 70d 05' 01" E, 150.35 ft.,
N 73d 28' 01" E, 227.86 ft.,
N 50d 17' 55" E, 203.02 ft.,
N 68d 16' 31" E, 83.61 ft. to a point in the centerline

of said Creek and being the Northwest corner of the called 53.981 Acre tract that is designated as Tract 1 and described in a Deed to Mark Edwin Ueckert as recorded in Volume 430, Page 293 D.R.A.C.T. and being the Northeast corner of the called 200 Acre parent tract and the Northeast corner of the herein described tract;

THENCE S 43d 47' 03" W, with the common line with said 53.981 Acre adjoining tract and generally with an existing fence line and passing at 209.05 ft. an existing fence corner post, for reference and continuing generally with the existing fence line, a total distance of 2623.21 ft. (Called Bry. S 43d W) to a 1/2" iron rod found at a fence corner post and being the West corner of the 53.981 Acre adjoining tract, the same being an angle point in the North line of the 20 Acre adjoining tract mentioned above and being an angle point in the East line of the herein described tract;

THENCE N 76d 08' 07" W, continuing with the common line with the 20 Acre adjoining tract and generally with an existing fence line, a distance of 793.44 ft. (No Call) to a 1/2" iron rod found at a fence corner post and being the Northwest corner of the 20 Acre adjoining tract, for an "L" corner in the herein described tract;

THENCE S 33d 14' 49" W, continuing with the common line with said 20 Acre adjoining tract and generally with an existing fence line, a distance of 994.86 ft. (No Call) to a fence line angle;

THENCE S 28d 15' 04" W, continuing with the common line with said 20 Acre adjoining tract and generally with an existing fence line, a distance of 326.05 ft. (No Call) to the PLACE OF BEGINNING and containing 125.052 Acres.

NOTES: Bearings shown hereon are based upon the Called Bearing of S 43d 21' 57" W, used in the description of the 67.348 Acre tract recorded in File# 991469 O.R.A.C.T.

May 14, 2002
Revised May 28, 2002
W.O.# 4586

Page 3 of 4



**ALEXANDER SURVEYING
LAND SURVEYORS**

OWNER: VERDES E. UECKERT

BUYER: ED MALINOWSKI

125.032 ACRES (continued)

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

May 14, 2002
Revised May 29, 2002
W.O.# 4586



Glen S. Alexander
Glen S. Alexander
Registered Professional Land Surveyor, #4194

Page 4 of 4

STATE OF TEXAS COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



Carrie Gregor
Carrie Gregor, County Clerk
Austin County, Texas

FILED

02 MAY 31 PM 4:40

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS P.O. Box 386

Bohrle, Texas 77418

979/865-9145

Fax 979/865-5988

Less However:



ED MALINOWSKI
TRACT 1
41.353 AC.

ALL THAT TRACT OR PARCEL OF LAND consisting of 41.353 Acres located in the E. F. Austin Four (4) League Grant, A-4, Austin County, Texas. Subject tract being a portion of the 125.052 Acre tract that is described in a Deed to Ed Malinowski as recorded in File# 023087 of the Official Records of Austin County, Texas. Said tract consisting of 41.353 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the North Right-of-way of F. M. Highway 159 (100 ft. R.O.W.) and being the Southeast corner of the called 20 Acre tract designated as Tract 14 in Volume 630, Page 183 O.R.A.C.T. and being the Southeast corner of the 125.052 Acre parent tract and the Southeast corner of the herein described tract;

THENCE with the North Right-of-way of F. M. Highway 159 and with a curve to the right, which has a Central Angle of Old 22' 33", Radius of 2814.79 ft., Arc Length of 67.60 ft. and Chord Bsc. N 89d 10' 07" W, 67.39 ft. to a 1/2" iron rod set for the Southeast corner of a 43.685 Acre tract that has been designated as Tract 2 and surveyed and described this day for the Southwest corner of the herein described tract;

THENCE N 28d 15' 04" E, parallel and 60.00 ft. West of the East line of the parent tract and the herein described tract, a distance of 359.79 ft. (No Call) to a 1/2" iron rod set for an angle point;

THENCE N 33d 16' 49" E, continuing with a line, which is 60.00 ft. West of and parallel with the East line of the parent tract and the herein described tract, a distance of 907.47 ft. (No Call) to a 1/2" iron rod set for an angle point;

THENCE N 43d 22' 53" E, with the common line with Tract 2, a distance of 2116.16 ft. (No Call) to a point in the centerline of the East Fork of Mill Creek and being the Northeast corner of Tract 2, for the Northwest corner of the herein described tract. From said point, a 1/2" iron rod set, for reference, bsc. S 43d 22' 53" W, 100.00 ft.;

THENCE with the centerline meanders of the East Fork of Mill Creek, the same being the common line with a called 16.025 Acre tract and a called 52.798 Acre tract described in a Deed to

June 14, 2002
W.O.B 4615
Page 1 of 3

EXHIBIT A

5

4

**MICHAEL SURVEYING
LAND SURVEYORS**

BU MALINCHSKI

TRACT 1

41.353 AC. (continued)

Ueckert Partners, Ltd. as recorded in Volume 530, Page 383 O.R.A.C.T. the following courses and distances:

- S 88d 57' 15" E, 115.44 ft.;
- N 79d 07' 41" E, 208.76 ft.;
- N 06d 04' 56" E, 90.86 ft.;
- S 28d 17' 21" E, 101.85 ft.;
- E 33d 53' 15" E, 133.46 ft.;
- N 70d 05' 01" E, 150.35 ft.;
- N 73d 28' 01" E, 227.65 ft.;
- N 58d 17' 55" E, 203.02 ft.;
- N 68d 16' 31" E, 83.61 ft. to a point in the centerline of said Creek and being the Northwest corner of the called 53.881 Acre tract that is designated as Tract 1 and described in a Deed to Mark Edwin Ueckert as recorded in Volume 430, Page 283 of the Deed Records of Austin County, Texas and being the Northeast corner of the parent tract and the Northeast corner of the herein described tract;

THENCE S 43d 47' 03" W, with the common line with said 53.881 Acre adjoining tract and generally with an existing fence line and passing at 205.05 ft. an existing fence corner post found for reference and continuing generally with an existing fence line, a total distance of 2623.21 ft. (Called S 43d 47' 03" W, 2623.21 ft.) to a 1/2" iron rod found at a fence corner post and being the West corner of the called 53.881 Acre adjoining tract, the same being an angle point in the North line of the 20 Acre adjoining tract mentioned above and being an angle point in the East line of the parent tract and the herein described tract;

THENCE N 76d 08' 07" W, with the common line with the called 20 Acre adjoining tract and generally with an existing fence line, a distance of 793.44 ft. (Called N 76d 08' 07" W, 793.44 ft.) to a 1/2" iron rod found at a fence corner post and being the Northwest corner of the called 20 Acre adjoining tract, for an "L" corner in the parent tract and in the herein described tract;

THENCE S 33d 14' 49" W, continuing with the common line with said 20 Acre adjoining tract, a distance of 994.86 ft. (Called S 33d 14' 49" W, 994.86 ft.) to a fence line angle;

THENCE S 28d 15' 04" W, continuing with the common line with said 20 Acre adjoining tract and generally with an existing fence line, a distance of 326.05 ft. (Called S 28d 15' 04" W,

June 14, 2002
M.O.D 4635

Page 2 of 3

EXHIBIT A

ALEXANDER SURVEYING
LAND SURVEYORS

ED MALINOWSKI

TRACT 1

41.353 AC. (continued)

326.05 ft.) to the PLACE OF BEGINNING and containing 41.353 Acres.

NOTES: Bearings shown hereon are based upon the Called Bearing of S 42d 21' 57" W, used in the description of the 67.346 Acre tract recorded in file# 991466 O.S.A.C.T.

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

June 14, 2002
W.O.# 4615

Glen S. Alexander

Glen S. Alexander
Registered Professional Land Surveyor, #4194



Page 3 of 3

FILED

EXHIBIT A

STATE OF TEXAS

COUNTY OF ALBERTA

03 OCT 22 PM 3:25

105 E. Main P.O. Box 386 Dalhart, Texas 77418

I certify that this instrument was filed on the 22nd day of October, 2002, at 3:25 PM, at the County Clerk's Office, County of Alberta, State of Texas.

Carrie Drager
COUNTY CLERK

036900



Carrie Drager
Carrie Drager, County Clerk
Alberta County, Texas

Less However:



**ALEXANDER SURVEYING
LAND SURVEYORS**

ED MALINOWSKI

TRACT 2

43.685 AC.

ALL THAT TRACT OR PARCEL OF LAND consisting of 43.685 Acres located in the S. F. Austin Four (4) League Grant, A-4, Austin County, Texas. Subject tract being a portion of the 125.052 Acre tract that is described in a Daed to Ed Malinowski as recorded in File# 023087 of the Official Records of Austin County, Texas. Said tract consisting of 43.685 Acres and being more particularly described as follows:

COMMENCING at a 1/2" iron rod set in the North Right-of-way of F. M. Highway 159 (100 ft. R.O.W.) and being the Southwest corner of the called 20 Acre tract designated as Tract #14 in Volume 630, Page 383 O.R.A.C.T. and being the Southeast corner of the 125.052 Acre parent tract and being the Southeast corner of the 41.353 Acre tract that has been designated as Tract 1 and surveyed and described this day;

THENCE with the North Right-of-way of F. M. Highway 159 and with a curve to the right, which has a Central Angle of 01d 22' 33", Radius of 2814.79 ft., Arc Length of 67.60 ft. and Chord Brs. N 89d 10' 07" W, 67.59 ft. to a 1/2" iron rod set for the Southwest corner of Tract 1 and being the Southeast corner and TRUE PLACE OF BEGINNING of the herein described tract;

THENCE continuing with the North Right-of-way of F. M. Highway 159 and with said curve to the right, which has a Central Angle of 07d 18' 24", Radius of 2814.79 ft., Arc Length of 358.95 ft. and Chord Brs. N 84d 49' 38" W, 358.71 ft. (No Call) to a 1/2" iron rod set for the Southeast corner of the 40.014 Acre tract that has been designated as Tract 3 and surveyed and described this day, for the Southwest corner of the herein described tract;

THENCE N 28d 15' 04" E, with a line, which is 60.00 ft. East of and parallel with the West line of the parent tract, the same being the common line with Tract 3, a distance of 514.80 ft. (No Call) to a 1/2" iron rod set for an angle point in the East line of Tract 3 and in the West line of the herein described tract;

THENCE N 33d 14' 49" E, continuing with a line, which is 60.00 ft. East of and parallel with the West line of the parent tract, a distance of 1011.87 ft. (No Call) to a 1/2" iron rod set for an angle point in the East line of Tract 3 and in the

June 14, 2002
W.O.# 4615

Page 1 of 3

EXHIBIT A

5



ALEXANDER SURVEYING
LAND SURVEYORS

ED MALINOWSKI

TRACT 2

43.685 AC. (continued)

West line of the herein described tract;

TRENCHE N 16d 16' 51" E, continuing with the common line with Tract 3, a distance of 1739.43 ft. (No Call) to a point in the centerline of the East Fork of Mill Creek and being the Northeast corner of Tract 3, for the Northwest corner of the herein described tract. From said point, a 1/2" iron rod set, for reference, brs. S 16d 16' 51" W, 100.00';

TRENCHE with the centerline meanders of the East Fork of Mill Creek, the same being the Southerly line of the 545.970 Acre tract described in a Deed to David Smetek as recorded in Volume 743, Page 547 O.R.A.C.T. at a projection with the common line with the called 16.825 Acre tract that is designated as Tract 13 and described in a Deed to Ueckert Partners, Ltd. as recorded in Volume 630, Page 383 O.R.A.C.T. the following courses and distances:

S 58d 13' 14" E,	188.94 ft.;
S 46d 48' 37" E,	90.88 ft.;
S 78d 21' 16" E,	204.95 ft.;
N 62d 51' 19" E,	92.75 ft.;
N 23d 55' 35" W,	88.59 ft.;
N 15d 24' 12" E,	55.99 ft.;
S 89d 45' 30" E,	92.49 ft.;
S 41d 26' 44" E,	303.02 ft.;
S 32d 41' 57" E,	62.59 ft.;
N 57d 23' 59" E,	129.99 ft.;
S 78d 41' 14" E,	169.24 ft.;

S 69d 16' 22" E, 77.05 ft. to a point in the centerline of said creek and being the Northwest corner of Tract 1 and the Northeast corner of the herein described tract;

TRENCHE S 43d 22' 53" W, with the common line with Tract 1 and passing at 100.00 ft. a 1/2" iron rod set, for reference and continuing, a total distance of 2116.16 ft. (No Call) to a 1/2" iron rod set for an angle point in Tract 1 and in the herein described tract;

TRENCHE S 33d 14' 49" W, continuing with the common line with Tract 1 and with a line, which is 60.00 ft. West of and parallel with the East line of Tract 1, the same being the East line of the parent tract, a distance of 997.47 ft. (No Call) to a 1/2" iron rod set for an angle point;

TRENCHE S 28d 15' 04" W, continuing with the common line with Tract 1 and with a line, which is 60.00 ft. West of and parallel with the East line of Tract 1, the same being the East line of the parent tract, a distance of 359.79 ft. (No Call) to

June 14, 2002
W.O.# 4615

Page 2 of 3

EXHIBIT A



**ALEXANDER SURVEYING
LAND SURVEYORS**

ED MALINOWSKI

TRACT 2

43.685 AC. (continued)

the PLACE OF BEGINNING and containing 43.685 Acres.

NOTES: Bearings shown hereon are based upon the Called Bearing of S 43d 21' 57" W, used in the description of the 67.348 Acre tract recorded in File# 991469 O.R.A.C.T.

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

June 14, 2002
W.O.# 4615

Glen S. Alexander

Glen S. Alexander
Registered Professional Land Surveyor, #4194



Page 3 of 3

RECORDER'S MEMORANDUM
At the time of recording this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Instrument # 170955
3/3/2017 9:13 AM

STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the date and time stamped by me and was recorded in the Official Public Records of Austin County, Texas.

Carrie Gregor, County Clerk
Austin County, Texas

By: *Patty Arman Lege*

FILED

18 APR -6 AM 9:59

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF AUSTIN

WHEREAS, On March 14, 2017, Edwin H. Malinowski, II, Trustee and Sheryl Ann Malinowski, Trustees of the Malinowski Family Trust dated May 20, 2009 and Edwin H. Malinowski, individually executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to Michael G. Tapp, Trustee, the real estate hereinafter described to secure II C.B., L.P. in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Austin County, Texas, Austin County Clerk's Instrument No.171180; and

WHEREAS, there has been a default in the payment of the note described in said Deed of Trust; and II C.B., L.P., the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, Michael G. Tapp, Trustee, whose address is 12611 Jones Road Ste 101, Houston, Texas 77070, (281) 890-8277, hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder or bidders, for cash, in the area designated in the Austin County Courthouse by the Austin County Commissioners as the place in which to hold real property foreclosures sales in Austin County, the county in which said property is located, between 10:00 a.m. and 4:00 p.m. on May 1, 2018, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

Fifteen tracts of land in Austin County, Texas, more particularly described by metes and bounds in Exhibits "A through N" attached hereto and incorporated herein for all purposes

together with: (i) all buildings, structures and other improvements now or hereafter situated on the foregoing described real property, (ii) all rights, titles and interests now owned or hereafter acquired by Grantors in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (iii) all tracts or parcels of land and any interests therein presently owned by Grantors and contiguous to the foregoing described real property, (v) any strips or gores between the Land and abutting or adjacent properties; (iv) all water and water rights, timber, crops and mineral interests; and (v) all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantors in and to all or any portion of the foregoing described properties(all of the aforesaid being hereinafter sometimes called the "Property").

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Bus. & Com. Code Section 9.04(a)(2) and (b)(2).

The earliest the sale will take place is 1:00 p.m.

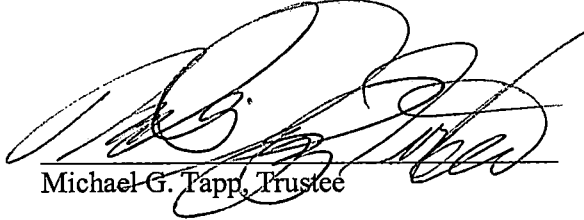
If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid, and the purchaser shall have no further recourse against the Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

2018-23

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.

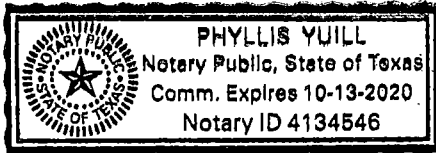
Signed this 17th day of April, 2018.


Michael G. Tapp, Trustee

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17th day of April, 2018, by Michael G. Tapp, in his capacity as Trustee.



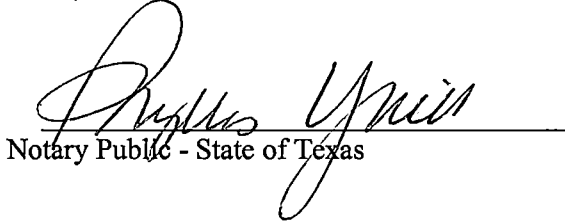

Notary Public - State of Texas

Exhibit A

All that certain tract or parcel of land, lying and being situated in Austin County, Texas, a part of the S. F. Austin 4 League Grant and part of the George Grimes League, also being part of the 92.4 acres of land, more or less, which was conveyed to Olivia Huff by Gilbert Huff, et al, by Deed dated April 26, 1948, as recorded in Volume 195, Pages 115-119, #2595, of the Austin County Deed Records, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the most Eastern or NE corner of this tract, being in the South R.O.W. line of State Highway #159, being in the most Northern or NE line of the said 92.4 acres of which this tract is a part thereof, said beginning point being N 71° 05' W. 745.50' (268.38 vrs.) from the most Eastern corner of the said original 92.4 acres of land;

THENCE leaving said Highway line and along the most Eastern line of this tract S 16° 44' W. 407.72' (146.78 vrs.) to an iron pin in the most Southern or SE corner of this tract, being the most Western corner of the Richard Platte tract;

THENCE along the South line of this tract N 71° 15' W. 285.15' (102.65 vrs.) to an iron pin in the most Western or SW corner of this tract;

THENCE along the most Western line of this tract N 14° 53' E. 409.30' (147.35 vrs.) to an iron pin in the most Northern or NW corner of this tract, being in said Highway line and S. 71° 05' E. 65 feet (23.4 vrs.) from an iron pin found in said line for the most Eastern corner of the Connie L. Huff tract;

THENCE along said Highway line S. 71° 05' E. 298.40' (107.42 vrs.) to the point or place of beginning, and containing 2.732 acres of land.

And being the same land described in a Deed from Olivia Huff to Reuben J. Grebe, et ux, dated June 20, 1963, and recorded in Volume 269, Pages 416-417 of the Deed Records of Austin County, Texas.

The above property is SUBJECT TO the following:

1. Right of Way from Reuben J. Grebe to San Bernard Electric Cooperative, Inc., dated January 14, 1964, recorded in Volume 274, Page 14, Deed Records of Austin County, Texas.

2. Right of Way from Vlasta F. Grebe to San Bernard Electric Cooperative, Inc., dated April 19, 1985, recorded in Volume 542, Page 801, Official Records of Austin County, Texas.

Exhibit B

1.265 ACRES

All that certain tract or parcel of land situated in Austin County, Texas in the S.F. Austin 4 League Grant A-4, and being part of a 5.059 acre tract conveyed by Erwin Huff to Lawrence Schramm et ux by deed recorded in Volume 244 at Page 313 of the Austin County Deed Records and being more particularly described as follows:

Beginning at a found iron rod in the Northwest line of Tiemann Road, same being the East corner of the 5.059 acre tract;

Thence South $43^{\circ} 00'$ West with the Northwest line of Tiemann Road, for a distance of 104.355 feet to a set iron rod;

Thence North $45^{\circ} 11' 06''$ West for a distance of 521.99 feet to a set iron rod in a fence line;

Thence North $42^{\circ} 59' 40''$ East with a fence, for a distance of 106.83 feet to a found iron rod in a fence corner, same being the North corner of the said 5.059 acre tract;

Thence South $44^{\circ} 54' 49''$ East with a fence, for a distance of 521.74 feet to the PLACE OF BEGINNING, and containing 1.265... acres of land.

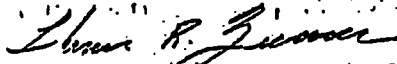

Thomas R. Ziemer - State Reg. No. 1990

Exhibit C

All that certain tract or parcel of land lying and being situated in Austin County, Texas, part of the Stephen F. Austin 4 League Grant, Abstract No. 4, being part of the same land called 92.4 acres, more or less, and described as First Tract in the deed from Gilbert Huff, et al, to Olivia Huff dated April 26, 1948, and recorded in Volume 195, Page 115, of the Deed Records of Austin County, Texas, to which said deed and the record thereof reference is here made for all intents, purposes and descriptions, said land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod set on the fenced West line of the Erwin Huff tract called 59.2 acres described in deed recorded in Volume 156, Page 618, of the Deed Records of Austin County, Texas, for the most Southern corner of the tract described herein, being the most Eastern corner of a 11.5176-acre tract surveyed out of said original tract and set aside for Erwin Huff, said beginning point being N 13° 21' 14" E 587.48 feet from a 3/8" iron rod set at the base of an old dead cedar tree fence corner found for the most Southern corner of said original tract described in deed recorded in Volume 195, Page 115, of the Deed Records of Austin County, Texas;

THENCE leaving said beginning point and along the Northeast line of said 11.5176-acre tract for the upper Southwest line of the tract described herein, N 48° 12' 38" W 1147.32 feet to a 3/8" iron rod set for the North corner of said 11.5176-acre tract, being an interior ell corner of the tract described herein;

THENCE along the Northwest line of said 11.5176-acre tract for a Southeast line of the tract described herein, S 39° 04' W 293.17 feet to a 3/8" iron rod set on the fenced Northeast line of the same land known as the Fritz H. Zettel tract called 100.66 acres, being on the Southwest line of said original tract, being the most West corner of said 11.5176-acre tract and being an exterior corner of the tract described herein;

THENCE along a portion of the fenced Northeast line of said Zettel tract for the lower Southwest line of the tract described herein, being along the Southwest line of said original tract, N 39° 22' 07" W at 563.98 feet passing a 3/8" iron rod set for reference at the base of a cedar fence post on this line, and at a total distance of 635.98 feet to a point in the center of a creek, being on the Northeast line of said Zettel tract;

THENCE along the center of said creek with its meanders as follows: N 9° 31' 53" W 25.20 feet, N 50° 16' 53" W 43.27 feet, N 86° 11' 13" W 35.42 feet, N 33° 41' 59" W 28.89 feet, N 65° 16' 21" W 39.33 feet, N 30° 10' 11" W 74.66 feet, N 14° 36' E 64.24 feet, N 24° 47' 02" E 19.84 feet, N 50° 46' 19" E 21.15 feet, N 8° 00' E 143.35 feet, N 22° 11' 56" E 55.11 feet, N 2° 25' 37" E 106.40 feet, N 41° 25' 47" W 81.90 feet and N 27° 22' 47" E 93.99 feet to a point in the center of said creek, being an exterior angle point of the tract described herein, being the Southwest corner of a 2.4114-acre tract surveyed out of said original tract called 92 acres and set aside for Connie Huff, and being on the East side of the same land known as the Frank Schovajsa tract called 55 acres;

THENCE leaving said creek and along the South line of said 2.4114-acre tract for a North line of the tract described herein, N 82° 47' 07" E at 88.34 feet passing a 3/8" iron rod set for reference at the base of a railroad tie fence post on this line, and at a total distance of 1113.97 feet to a 1" iron pipe found for the most Eastern point or corner of said 2.4114-acre tract, being an interior corner of the tract described herein and being the South or Southeast corner of the Connie Huff homestead tract;

THENCE along the East line of said Connie Huff homestead tract for a West line of the tract described herein, N 14° 53' E 509.23 feet to a 3/8" iron rod set on the South right-of-way line of State Highway No. 159 for the most Northern corner of the tract described herein, being the East corner of said Huff homestead tract;

THENCE along the South right-of-way line of said highway S 76° 56' 17" E 12.55 feet to a concrete highway monument found for an angle point in said right-of-way line;

THENCE continuing along said right-of-way line S 68° 49' 41" E 53.13 feet to a 1/2" iron rod found at the base of a cedar fence corner post on said right-of-way line for the North or Northwest corner of the Rueben J. Grebe tract called 2.732

acres which was also part of said original tract called 92 acres, being an exterior all corner of the tract described herein;

THENCE leaving said highway and along the West line of said Grebe tract, S 14° 53' W 409.30 feet to a 1/2" iron rod found at the base of a cedar fence corner post for the West or Southwest corner of said Grebe tract, being an interior all corner of the tract described herein;

THENCE along the South line of said Grebe tract, being fenced, S 71° 15' E 285.15 feet to a 1/2" iron rod found for the South or Southeast corner of said Grebe tract, being the most Southern point or corner of a 0.4884-acre tract surveyed out of said original tract called 92 acres and set aside for Richard Platte;

THENCE along the fenced South line of the Richard Platte property S 71° 04' E 213.35 feet to a 1/2" iron rod found for the South or Southeast corner of said Platte tract, being the West or Southwest corner of the Gilbert Krause tract called 2.013 acres;

THENCE along the fenced South line of said Krause tract S 71° 10' E 213.74 feet to the South or Southeast corner of said Krause tract, being the West or Southwest corner of the same land known as the Jesse Macat tract called 2.00 acres, being on a North line of the tract described herein;

THENCE along the fenced South line of said Macat tract S 71° 01' 13" E 214.64 feet to a 3/8" iron rod set at the intersection of a fence line and with old fence line remains for the most Eastern corner of the tract described herein, being the South or Southeast corner of said Macat tract called 2.00 acres and being on the Northwest line of said original 59.2-acre tract owned by Erwin Huff and being the West or Southwest corner of a 1.024-acre tract owned by Jesse Macat which is part of said original 59.2-acre tract;

THENCE along the fenced West or Northwest line of said Huff tract called 59.2 acres for the East or Southeast line of the tract described herein and of said original tract, S 31° 53' 50" W 457.91 feet to an angle point and S 13° 21' 14" W 1286.98 feet to the place of beginning, containing 54.5245 acres of land, as surveyed by A. A. Hodde, Registered Public Surveyor, License No. 1492, on July 30, 1975.

Exhibit D

All that certain tract or parcel of land, lying and being situated in Austin County, Texas, part of the Stephen F. Austin 4 League Grant, A-4, being part of the same 2.4114 acres as described in the deed from Willie Huff, et al, to Connie Huff, dated August 29, 1978, as recorded in Vol. 411, Page 710, in the Deed Records of Austin County, Texas, and being part of the same land described as Second Tract and called 12.4 acres in the deed from Olivea Huff to Connie Huff, dated February 15, 1951, as recorded in Vol. 196, Page 194, in the Deed Records of Austin County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 1/2 inch iron rod set at the base of a 12 inch treated fence corner post for the most Eastern corner of said original 2.4114 acre tract, being the Southeast corner of said original tract called 12.4 acres, also being an interior ell corner of the Edwin Henry Malinowski, Jr., 54.5245 acres as described in the deed recorded in Vol. 412, Page 654, in said Deed Records, being the Southeast corner of the tract described herein;

THENCE along a portion of the fenced division line of said Malinowski tract and said original 2.4114 acre tract for the South line of the tract described herein, S 82°47'07" W (deed call of original 2.4114 acres equal S 82°47'07" W) 43.17 feet to a 1/2 inch iron rod set for the Southwest corner of the tract described herein, being on a lower fenced North line of said Malinowski tract;

THENCE along the West line of the tract described herein, being 40 feet at right angle and parallel to the fenced East line of the tract described herein, N 14°53'00" E 524.20 feet to a 1/2 inch iron rod set on the South right of way line of State Highway No. 159 for the Northwest corner of the tract described herein;

THENCE along a portion of the South right of way line of said highway for the North line of the tract described herein, S 76°56'17" E 40.02 feet to a 1/2 inch iron rod set on said right of way line for the Northeast corner of the tract described herein, being an exterior ell corner of said Malinowski tract;

THENCE along a fenced division line of this tract and said Malinowski tract for the East line of the tract described herein, S 14°53'00" W 509.21 feet to the place of beginning and containing 0.475 acres of land.

Exhibit E

ALL THAT CERTAIN TRACT OR PARCEL OF LAND situate in Austin County, Texas, out of the Stephen F. Austin 4 League Grant, A-4, and being a portion of a called 3.099 Acre tract described in a deed from Joe D. Moudry, et ux to Willie F. Moudry as recorded in Volume 271, Page 583 of the Austin County Deed Records, more particularly described as follows;

BEGINNING at an iron pin found at a fence corner, said point being in the North line of State Highway 159 and the Westmost corner of the original tract, and being the Southmost corner of a called 79.338 Acre tract now or formerly owned by Jerry Haedge;

THENCE departing from said highway with the Northwest line of the original tract N 41° 52' E, 416.13 ft. to an iron pin found at the Northmost corner of the original tract, said point being the Westmost corner of a called 36.215 Acre tract now or formerly owned by Erwin Huff;

THENCE with the Northeast line of the original tract and the Southwest line of the Huff tract S 57° 59' 49" E, 110.24 ft. to an iron pin set for Eastmost corner of this tract;

THENCE departing from said line and severing the original tract S 41° 52' W, 386.00 ft. to an iron pin set in the North line of State Highway 159 for Southmost corner;

THENCE with said highway N 72° 25' 22" W, 119.16 ft. to the PLACE OF BEGINNING and containing 1.000 Acres of Land.

March 17, 1983
W. O. #0285

John E. Pledger
John E. Pledger, III
Registered Public Surveyor #2183



Exhibit F



A. A. HODDE & ASSOCIATES, INC.
Registered Public Surveyor
612 EAST HURLOCK STREET
DALLAS, TEXAS 75203

OFFICE PHONE 854-4401
RESIDENCE PHONE 854-3075

OFFICIAL RECORD

THE STATE OF TEXAS
COUNTY OF AUSTIN

ERWIN J. HUFF
TO
EDWIN H. MALINOWSKI JR.

SURVEYOR'S LEGAL DESCRIPTION

2.914 ACRES

All that certain tract or parcel of land, lying and being situated in Austin County, Texas, part of the Geo. Grimes League, A-4, and part of the S. F. Austin 4 League Grant, A-4, being part of the same land described as Second Tract and called 59.2 acres in the deed from R. Huff to Erwin Huff, dated September 4, 1946, as recorded in Vol. 156, Page 618, in the Deed Records of Austin County, Texas, and being more fully described by notes and bounds as follows, To-WIT:

BEGINNING at a 1/2 inch iron rod found for the lower North corner of the tract described herein, being the West corner of a 2.081 acre tract previously conveyed from Erwin Huff to Edwin H. Malinowski, Jr., also being on the Southeast line of another tract owned by Edwin H. Malinowski, Jr., said beginning point being S 31°38'00" W 416.63 feet and S 31°48'02" W 140.00 feet from the existing North corner of said original tract;

THENCE leaving said beginning point and along the South line of said Malinowski 2.081 acre tract for the lower North line of the tract described herein, S 71°06'32" E 247.57 feet to a 1/2 inch iron rod found for an interior ell corner of the tract described herein, being the South corner of said Malinowski 2.081 acre tract;

THENCE along the Southeast line of said Malinowski tract for a Northwest line of the tract described herein, N 32°02'00" E 557.98 feet to a 1/2 inch iron rod found on the South right of way line of State Highway No. 159 for the North corner of the tract described herein, being the East corner of said Malinowski tract;

THENCE along a portion of the South right of way line of said highway for a portion of the North line of the tract described herein, S 71°16'16" E 125.01 to a point on said right of way line at the beginning of a curve of same;

THENCE along said curved portion of said South right of way line of said highway for the remainder of the North line of the tract described herein, having a chord of S 71°23'57" E 25.85 feet, for an arc distance of 25.85 feet, having a radius of 5779.58 feet, to the East corner of the tract described herein, being the North corner of the same land known as the Frank Janovsky property;

THENCE leaving said highway and along the Northwest line of said Frank Janovsky tract for the Southeast line of the tract described herein, S 43°52'31" W 471.54 feet to a 6 inch Cedar fence corner post for an angle point of the tract described herein, being on or near the division line of said Austin 4 League Grant and said Grimes Survey;

Sheet No. 1 of 2

PHONE 856-5681
RESIDENCE PHONE 856-3278



A. A. HODDE & ASSOCIATES, INC.
Registered Public Surveyor
615 EAST HUNTER STREET
BENJAMIN, TEXAS 77833

THENCE along an existing fence being used for the remainder of the Southeast line of the tract described herein, S. 33°13'00" W 412.81 feet to a 1/2 inch iron rod set at the base of a 6 inch Cedar fence corner post for the South corner of the tract described herein;

THENCE along the Southwest line of the tract described herein, N 63°46'21" W 283.72 feet to a 1/2 inch iron rod set at the base of a 3 inch Cedar fence post for the West corner of the tract described herein, being on the Southeast line of said tract of land owned by Malinowski;

THENCE along a portion of the Southeast line of said tract of land owned by Malinowski for a Northwest line of the tract described herein, N 31°57'32" E 254.28 feet to the place of beginning and containing 2.914 acres of land.

I, A. A. Hodde, a Registered Public Surveyor of the State of Texas, do hereby certify that the foregoing description describing 2.914 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 17th day of November, 1989, A. D. A. A. Hodde
A. A. Hodde
Registered Professional
Land Surveyor No. 1492

Sheet No. 2 of 2

FILED FOR RECORD
AT 3:30 O'CLOCK A.M.

DEC 12 1989

DOROTHY HIMLY
CLERK COUNTY COURT, AUSTIN CO. TX
By Cathie Noviskie Deputy
CATHIE NOVISKIE

Recorded DEC 28 1989
at 2:44 P.M.
Dorothy Himly, County Clerk,
Austin County, Texas.
BY: Jamie Willingham, Deputy
Jamie Willingham

OFFICIAL RECORD

Exhibit G


**ALEXANDER SURVEYING
LAND SURVEYORS**
MARK JANOSKY (JERRY JANOSKY ESTATE)
18.947 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 18.947 Acres located in the George Grimes Survey, A-44 and the Stephen F. Austin Four (4) League Grant, A-4, Austin County, Texas. Subject tract being a portion of the called 63.85 Acre tract that is described in a Deed to Jerry Janosky as recorded in Volume 174, Page 53 of the Deed Records of Austin County, Texas and being that portion of the called 63.85 Acres that lies South of Highway 159 and said tract thought to contain 14.4 Acres. Said tract consisting of a total of 18.947 Acres and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at a fence corner post and being the West corner of various tracts belonging to T.M. Kamas as recorded in Volume 61, Page 182 D.R.A.C.T. and being the extreme South corner of the called 63.85 Acre tract mentioned above and the South corner of the herein described tract;

THENCE N 44d 18' 19" W, with the common line with the called 1.265 Acre tract described in a Deed to Osa Olin Roether, et al as recorded in Volume 517, Page 32 D.R.A.C.T. and generally with a barbed wire fence, a distance of 763.13 ft. (no call) to a 1/2" iron rod found at a fence corner post and being the Northwest corner of the called 1.765 Acre adjoining tract, the same being the Northeast or East corner of the called 40.099 Acre tract described in a Deed to Edwin H. Malinowski, Jr., et al, as recorded in Volume 708, Page 347 D.R.A.C.T. and being an angle point in the herein described tract;

THENCE N 43d 43' 16" W, with the common line with the Malinowski Tract and generally with a barbed wire fence, a distance of 776.31 ft. (no call) to a 1/2" iron rod found at a fence corner post and being the North corner of the called 40.099 Acre tract mentioned above and being an angle point in the East line of the called 2.914 Acre tract described in a Deed to Edwin H. Malinowski, Jr. as recorded in Volume 613, Page 64 D.R.A.C.T. and being the Southwest or West corner of the parent tract and the herein described tract;

THENCE N 43d 37' 23" N, with the common line with the Malinowski Tract, a distance of 871.48 ft. to a 1/2" iron rod found in the South line of State Highway 159 (100' R.O.W.) and being the Northeast corner of the Malinowski Tract for the Northwest corner of the herein described tract;

THENCE with the South Right-of-Way of State Highway 159 and with a curve to the left which has Central Angle of 12d 14' 31", Radius of 5779.58 ft., Arc Length of 1239.44 ft. and Chord with Bx. N 77d 46' 08" N, 1231.09 ft. (no call) to a 1/2" iron rod set for the North corner of the Kamas Tract and being the Northeast corner of the herein described tract. From said rod a found broken concrete monument, bearing N 63d 15' 03" W, 1.38 ft.;

March 20, 1996
W.O. 92963
Page 1 of 2



OFFICIAL RECORD
ALEXANDER SURVEYING
LAND SURVEYORS

MARK JANOSKY (JERRY JANOSKY ESTATE)

18.947 ACRES, (continued)

THENCE S 44d 19' 20" W, with the common line with the Kamas Tract, a distance of 1160.38 ft. (called bearing S 43d W) to the PLACE OF BEGINNING and containing 18.947 Acres;

NOTES Bearings shown hereon are referenced to the called bearing of S 00d 41' E called for in the description used in Deed to Melvin Lee Flentge recorded in Volume 377, Page 951 D.R.A.C.T.

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

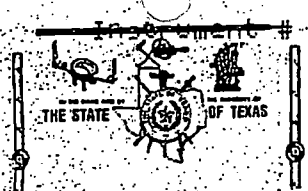
March 20, 1996
W.O. 12963

Glen S. Alexander
Registered Professional Land Surveyor, #4194



Page 2 of 2

Exhibit H



A. A. HODDE & ASSOCIATES, INC.

Registered Public Surveyor
615 EAST HORTON STREET
BRENNHAM, TEXAS 77833

THE STATE OF TEXAS
COUNTY OF AUSTIN

ERWIN J. HUFF
15.000 ACRES

SURVEYOR'S LEGAL DESCRIPTION

All that certain tract or parcel of land, lying and being situated in Austin County, Texas, part of the George Grimes League, A-44, being part of same land described as First Tract and called 39.2 acres in the deed from R. Huff to Erwin J. Huff, dated September 4, 1946, as recorded in Vol. 156, Page 618, in the Deed Records of Austin County, Texas, or being part of the same 36.820 acres to be conveyed from Erwin J. Huff to Edwin H. Malinowski, Jr., et ux, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING a 1/2 inch iron rod set near the base of a 6 inch Bois D'Arc fence corner post on the North right of way line of State Highway No. 159 for the South corner of said original tract, being the South corner of the tract described herein, being the existing West corner of the Jerry Janosky property, also being the South corner of said 36.820 acre tract to be conveyed to Malinowski;

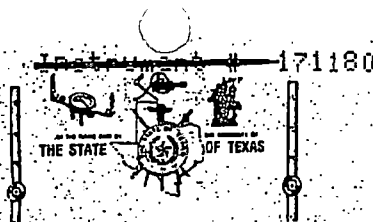
THENCE along a portion of said North right of way line of said Highway for the South line of the tract described herein, N 71°44'49" W 20.83 feet to a 1/2 inch iron rod found on said right of way line of last said highway for a lower West corner of the tract described herein, being the existing South corner of the Joe Moudry tract called 3 acres, also being a West corner of said 36.820 acres tract;

THENCE along the Southeast line of said Moudry tract for a Northwest line of the tract described herein, N 44°09'52" E 150.86 feet to a 3/4 inch iron rod found for an interior corner of the tract described herein, being an interior corner of said original tract, also being the existing East corner of said Moudry tract, also being an interior corner of said 36.820 acre tract;

THENCE along a portion of the Southwest line of said original tract, being along the Northeast line of said Moudry tract and along the Northeast line of the Willie Moudry residue tract for the Southwest line of the tract described herein, N 56°17'43" W 948.96 feet to a 1/2 inch iron rod set for the West corner of the tract described herein, being the North corner of said Willie Moudry tract, also being on the Southwest line of said 36.820 acre tract;

THENCE along the Northwest line of the tract described herein, N 43°37'59" E 836.98 feet to a 1/2 inch iron rod set for the North corner of the tract described herein;

THENCE along the Northeast line of the tract described herein, S 46°22'01" E 853.67 feet to a 1/2 inch iron rod set for the East corner of the tract described herein, being on the Northwest line of said Janosky property, being on the Southeast line of said 36.820 acres tract;




A. A. HODDE & ASSOCIATES, INC.
Registered Public Surveyor
613 EAST HORTON STREET
BRENNHAM, TEXAS 77833

THENCE along a portion of the Northwest line of said Janosky property for the Southeast line of the tract described herein, being along a portion of the Southeast line of said 36.820 acres tract, S 43°37'59" W 832.53 feet to the place of beginning and containing 15.000 acres of land.

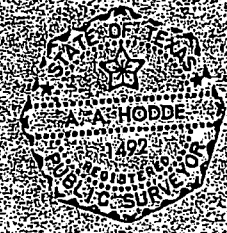
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE GUARANTY COMPANIES:

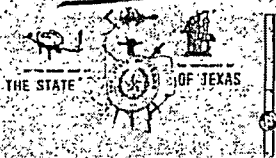
I, A. A. Hodde, a Registered Public Surveyor of the State of Texas, do hereby certify that the foregoing described survey was made on the ground and completed this the 1st day of March, 1984, A. D., and that the foregoing description legally describing 15.000 acres of land is described true and correct, and that there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as stated hereon, and that said property has access to and from a dedicated roadway, except as stated hereon.

Dated this the 1st day of March, 1984, A. D.


A. A. Hodde
Registered Public Surveyor
No. 1492

Sheet No. 2 of 2





THE STATE OF TEXAS
COUNTY OF AUSTIN

Exhibit 1

A. A. HODDE & ASSOCIATES, INC.

Registered Public Surveyor
615 EAST HORTON STREET
BRENNHAM, TEXAS 77833

ERWIN J. HUFF
TO

EDWIN H. MALINOWSKI, JR., ET UX

SURVEYOR'S LEGAL DESCRIPTION

2.081 ACRES

All that certain tract or parcel of land, lying and being situated in Austin County, Texas, part of the S. F. Austin 4 Leagues Grant, A-4, being part of the George Grimes League, A-44, in accordance with the description of the Erwin Huff land as described in Vol. 156, Page 618, in the Deed Records of Austin County, Texas, or being part of the same land described as Second Tract and called 59.2 acres in the deed from R. Huff to Erwin Huff, dated September 4, 1946, as recorded in said Vol. 156, Page 618, in the Deed Records of Austin County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 1/2 inch iron rod set near the base of a 6 inch fence corner post on the South right of way line of State Highway No. 159 for the Northwest corner of the tract described herein, being the Northeast corner of a 1.024 acre tract previously conveyed to Jesse Macat, said beginning point being S 71°00' E 111.20 feet from the most Northern or Northwest corner of said original tract;

THENCE leaving said beginning point and along a portion of the South right of way line of said highway for the North line of this tract, S 71°16'16" E 139.98 feet to a 1/2 inch iron rod set on said right of way line for the most Eastern corner of this tract;

THENCE leaving said highway and along the Southeast line of this tract, S 32°02' W 557.58 feet to a 1/2 inch iron rod set for the South corner of this tract;

THENCE along the Southwest line of the tract described herein, N 71°06'32" W 247.57 feet to a 1/2 inch iron rod set for the West corner of the tract described herein, being on the Southeast line of the Edwin H. Malinowski, Jr., land as evidenced by old fence line remains;

THENCE along a portion of said Southeast line of said Malinowski land for a Northwest line of this tract, N 31°48'02" E 140.00 feet to a 3/8 inch iron rod found for the lower North corner of this tract, being the West corner of said Macat 1.024 acre tract, also being the South corner of the Jesse Macat 2.00 acre tract;

THENCE along the fenced South line of said Macat 1.024 acre tract for a North line of this tract, S 70°49'39" E 108.15 feet to a 1/2 inch iron rod set at the base of a 6 inch fence corner post for an interior all corner of this tract, being the South corner of said Macat 1.024 acre tract;

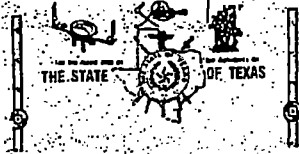
THENCE along the fenced Southeast line of said Macat 1.024 acre tract for the Northwest line of this tract, N 32°02' E 417.58 feet to the place of beginning and containing 2.081 acres of land.

I, Michael R. Hatcher, a Registered Public Surveyor of the State of Texas, do hereby certify that the foregoing description is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 21st day of August, 1984, A. D.

Michael R. Hatcher
Registered Public Surveyor
No. 4259

Exhibit J



A. A. HODDE & ASSOCIATES, INC.
Registered Public Surveyor
613 EAST HORTON STREET
BRENNHAM, TEXAS 77833

THE STATE OF TEXAS
COUNTY OF AUSTIN

ERWIN J. HUFF
TO
EDWIN H. MALINOWSKI, JR., ET UX

SURVEYOR'S LEGAL DESCRIPTION

21.820 ACRES

All that certain tract or parcel of land, lying and being situated in Austin County, Texas, part of the George Grimes League, A-44, being part of the same land described as First Tract and called 39.2 acres in the deed from R. Huff to Erwin J. Huff, dated September 4, 1946, as recorded in Vol. 156, Page 618, in the Deeds Records of Austin County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 3/8 inch iron rod found for the most Western corner of said original tract, being the most Western corner of the tract described herein, being the North corner of the Edwin H. Malinowski, Jr., tract called 1 acre, also being on the Southeast line of the same land known as the J. D. Hedge property;

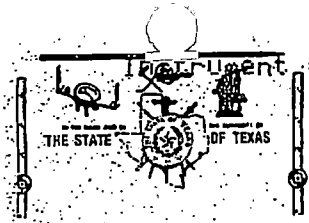
THENCE along the Southeast line of said Hedge property for the Northwest line of the tract described herein, being along the Northwest line of said original tract, N 43° 28' 16" E 1764.65 feet to an iron marker found for a North corner of the tract described herein, being the West corner of the Ed Slovak tract called 1.5 acres, being on the Southeast line of said Hedge tract;

THENCE along the Southwest line of said Slovak tract for a Northeast line of the tract described herein, as fenced, S 5° 46' 26" E 208.28 feet to an anchor bolt found for the South corner of said Slovak tract, being an interior ell corner of the tract described herein;

THENCE along the fenced Southeast line of said Slovak tract for a fenced Northwest line of the tract described herein, N 43° 31' 34" E 312.35 feet to a 1/2 inch iron rod found at the base of railroad tie fence corner post on the Southwest right of way line of R. M. Highway No. 2502 for the East corner of said Slovak tract, being an exterior ell corner of the tract described herein;

THENCE along a portion of said Southwest right of way line of said highway for the Northeast line of the tract described herein, S 45° 55' 08" E 146.41 feet to a 1/2 inch iron rod set on said right of way line for the most Eastern corner of the tract described herein, being the most Northern corner of a 1.485 acre tract previously conveyed from Erwin J. Huff to Jerry Janosky;

THENCE leaving said highway and along the fenced Northwest line of said Janosky 1.485 acre tract for the fenced East line of the tract described herein, S 8° 24' 06" W 1079.53 feet to a 1/2 inch iron rod set for an exterior corner of the tract described herein, being the most Western corner of said Janosky 1.485 acre tract, also being on Northwest line of another tract owned by Jerry Janosky;



A. A. HODDE & ASSOCIATES, INC.

Registered Public Surveyor
615 EAST HORTON STREET
BRENNHAM, TEXAS 77893

THENCE along a portion of the Northwest line of last said tract owned by said Janosky for a lower Southeast line of the tract described herein, being along a portion of the Southeast line of said original tract, S 43°37'59" W 336.02 feet to a 1/2 inch iron rod set for the most Southern corner of the tract described herein, being the East corner of a 15.000 acre tract surveyed for Erwin J. Huff;

THENCE along the Northeast line of said 15.000 acre tract for a Southwest line of the tract described herein, N 46°22'01" W 853.67 feet to a 1/2 inch iron rod set for an interior well corner of the tract described herein, being the North corner of said 15.000 acre tract;


THENCE along the Northwest line of said 15.000 acre tract for an upper Southeast line of the tract described herein, S 43°37'59" W 836.98 feet to a 1/2 inch iron rod set for the West corner of said 15.000 acre tract, being an exterior corner of the tract described herein, being on a Southwest line of said original tract;

THENCE along a portion of the Southwest line of said original tract for the Southwest line of the tract described herein, N 56°17'43" W 120.00 feet to the place of beginning and containing 21.820 acres of land.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE GUARANTY COMPANIES:

I, A. A. Hodde, a Registered Public Surveyor of the State of Texas, do hereby certify that the foregoing described survey was made on the ground and completed this the 8th day of March, 1984, A. D., and that the foregoing description legally describing 21.820 acres of land is described true and correct, and that there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as stated herein and that said property has access to and from a dedicated roadway, except as stated herein.

Dated this the 8th day of March, 1984, A. D.


A. A. Hodde
Registered Public Surveyor
No. 1492

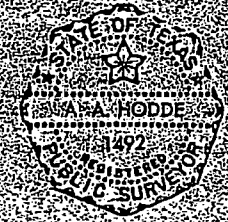


Exhibit K

OFFICIAL RECORD



A. A. HODDE & ASSOCIATES

REGISTERED PUBLIC SURVEYOR
511 E. HORTON STREET
DRENNHAM, TEXAS 77033OFFICE PHONE 636-8801
RESIDENCE PHONE 636-3070

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

OLIVIA HUFF ESTATE
TO

COUNTY OF AUSTIN

11.5176 ACRES

ERWIN HUFF

All that certain tract or parcel of land, lying and being situated in Austin County, Texas, part of the Stephen F. Austin 4 League Grant, A-4, being part of the same land called 92.4 acres, more or less, described as First Tract in the deed from Gilbert Huff, et al, to Olivia Huff, dated April 26, 1940, as recorded in Vol. 195, Page 115, in the Deed Records of Austin County, Texas, and being more fully described by metes and bounds as follows; To-Wit:

BEGINNING at a 3/8 inch iron rod set at the base of an old dead cedar tree fence corner found for the most Southern corner of said original tract, recorded in Vol. 195, Page 115, being the most Southern corner of the tract described herein, also being on the fenced Northeast line of the same land known as the Fritz H. Zehel tract called 100.66 acres, and being the most Western corner of the Erwin Huff tract called 59.2 acres, recorded in Vol. 156, Page 618;

THENCE along a portion of the fenced Northeast line of said Zehel tract for the Southwest line of the tract described herein, being along the Southwest line of said original tract, N 39°12'46" W 1430.74 feet to a 3/8 inch iron rod set on the fenced Southwest line of said original tract, being on the fenced Northeast line of said Zehel tract and being the most Western corner of the tract described herein, being an exterior corner of the Olivia Huff Estate Residue tract surveyed to contain 54.5245 acres;

THENCE along the Northwest line of the tract described herein, N 39°04' E 293.17 feet to a 3/8 inch iron rod set for the North corner of the tract described herein, being an interior ell corner of said 54.5245 acres tract;

THENCE along the Northeast line of the tract described herein, being along an upper Southwest line of said 54.5245 acres tract, S 48°12'38" E 1147.32 feet to a 3/8 inch iron rod set on the fenced West line of said Erwin Huff tract, recorded in Vol. 156, Page 618, for the most Eastern corner of the tract described herein, being the most Southern corner of said Olivia Huff Estate Residue tract, and being on the fenced East line of said original tract;

THENCE along a portion of the West line of said Huff tract called 59.2 acres for the East line of the tract described herein, being fenced, being along a portion of the East line of said original tract, S 13°21'14" W 587.48 feet to the place of beginning and containing 11.5176 acres of land.

I, A. A. Hodde, a Registered Public Surveyor, do hereby certify that the foregoing description describing 11.5176 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 30th day of July, 1975, A. D.

A. A. Hodde
A. A. Hodde
Registered Public Surveyor
No. 1492



Exhibit L OFFICIAL RECORD

OFFICE PHONE 838-6681
RESIDENCE PHONE 838-37



A. A. HODDE & ASSOCIATES, INC.

Registered Public Surveyor

615 EAST HORTON STREET
DRENNHAM, TEXAS 77833

THE STATE OF TEXAS

ERWIN J. HUFF

COUNTY OF AUSTIN

TO
EDWIN H. MALINOWSKI, Jr.

SURVEYOR'S LEGAL DESCRIPTION

4.538 ACRES

All that certain tract or parcel of land, lying and being situated in Austin County, Texas, part of the Stephen F. Austin 4 Leagues Grant, A-4, being part of the same land described as Second Tract and called 59.2 acres in the deed from R. Huff to Erwin Huff, dated September 4, 1948, as recorded in Vol. 156, Page 610, in the Deed Records of Austin County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 3/8 inch iron rod found at the base of an old dead Cedar tree fence corner for the most Western corner of said original tract, being the West corner of the tract described herein, also being the South corner of the Erwin Huff 11.5176 acre tract and being on the fenced Northeast line of the same land known as the Fritz H. Zehel tract called 100.66 acres;

THENCE along the East line of said Huff 11.5176 acre tract for the fenced West line of the tract described herein, N 13°21'14" E 507.48 feet to a 3/8 inch iron rod found for the North corner of the tract described herein, being the East corner of said Huff 11.5176 acre tract, also being the South corner of the Edwin H. Malinowski, Jr. 54.5245 acre tract;

THENCE along the Northeast line of the tract described herein, S 21°14'36" E 889.86 feet to a 1/2 inch iron rod set at the base of a 10 inch Cedar tree fence post on the Northwest margin of Tiemann Road for the East corner of the tract described herein;

THENCE along a portion of the fenced Northwest margin of said Tiemann Road, S 44°16'15" W 193.92 feet to a 1/2 inch iron rod set at the base of a 8 inch Cedar fence corner post on said road margin for the South corner of the tract described herein, being the existing fenced East corner of said Zehel tract;

THENCE leaving said Tiemann Road and along a portion of the fenced Northeast line of said Zehel tract for the Southwest line of the tract described herein, N 39°08'02" W 511.37 feet to the place of beginning and containing 4.538 acres of land.

I, A. A. Hodde, Registered Professional Land Surveyor No. 1492 of the State of Texas, do hereby certify that the foregoing legal description describing 4.538 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 27th day of June, 1991, A. D.

*er, SAVE and EXCEPT the 1.000
acres of located in Exhibit L-1
attached and incorporated hereto*

A. A. Hodde
Registered Professional
Land Surveyor No. 1492

EXHIBIT L-1

Being all that certain tract or parcel of land containing 1.000 acre of land, more or less, in the Stephen F. Austin 4 League Grant, Abstract 4, Austin County, Texas, same being out of that certain called 4.538 acre parcel as described by deed recorded in Volume 708, Page 347 of the Official Records of Austin County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a ½ inch iron rod found for reference, same being in the northeasterly line of that certain called 70 acre parcel as described by deed recorded in Volume 242, Page 578 of the Deed Records of Austin County, Texas, same being the most southerly corner of that certain called 11.5176 acre parcel as described by deed recorded in Volume 708, Page 347 of the Official Records of Austin County, Texas, and same being the most westerly corner of said called 4.538 acre parcel, from which a ½ inch iron rod found for reference bears South 39 degrees 08 minutes 02 seconds East, a distance of 511.32 feet (called South 39 degrees 08 minutes 02 seconds East, 511.38 feet) (Basis of Bearings), same being in the northwesterly line of Tiemann Road (width varies), same being the most easterly corner of said called 70 acre parcel, and same being the most southerly corner of said called 4.538 acre parcel, from which a 3/8 inch iron rod found for reference bears North 13 degrees 21 minutes 14 seconds East, a distance of 587.43 feet (called North 13 degrees 21 minutes 14 seconds East 587.48 feet), same being the most easterly corner of said called 11.5176 acre parcel, same being the most southerly corner of that certain called 54.5245 acres parcel as described by deed recorded in Volume 412, Page 654 of the Deed Records of Austin County, Texas, same being the most westerly corner of that certain called 40.099 acres parcel as described by deed recorded in Volume 708, Page 347 of the Official Records of Austin County, Texas, and same being the most northerly corner of said called 4.538 acre parcel;

THENCE, with said common line, North 13 degrees 21 minutes 14 seconds East, a distance of 75.64 feet (called North 13 degrees 21 minutes 14 seconds East) to a ½ inch iron rod set for corner, same being the common southwesterly line of said called 11.5176 acre parcel, same being in the common northwesterly line of said called 4.538 acres parcel, and same being the POINT OF BEGINNING and most westerly corner of the tract herein described;

THENCE, leaving said common line, North 57 degrees 06 minutes 20 seconds East, a distance of 121.51 feet to a ½ inch iron rod set for corner, and same being the most northerly corner of the tract herein described;

THENCE, South 75 degrees 00 minutes 00 seconds East, a distance of 131.78 feet to a ½ inch iron rod set for corner, and same being a northeasterly corner of the tract herein described;

THENCE, South 39 degrees 08 minutes 02 seconds East, a distance of 130.00 feet to a ½ inch iron rod set for corner, and same being the most easterly corner of the tract herein described;

THENCE, South 50 degrees 51 minutes 58 seconds West, a distance of 198.00 feet to a ½ inch iron rod set for corner, and same being the most southerly corner of the tract herein described;

THENCE, North 39 degrees 08 minutes 02 seconds West, a distance of 250.00 feet to the POINT OF BEGINNING of the tract herein described and containing 1.000 acre of land, more or less.

Exhibit M

PARCEL TWO:

All that certain tract or parcel of land lying and being situated in Austin County, Texas, a part of the Stephen F. Austin & League Grant, Abstract #4, being part of the same land called 92.4 acres, more or less, described as First Tract in the deed from Gilbert Huff, et al, to Olivia Huff dated April 26, 1948, and recorded in Volume 195, Page 115, of the Deed Records of Austin County, Texas, to which said deed and the record thereof reference is here made for all intents, purposes and descriptions, said land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most Southern corner of the tract described herein, being the South or Southeast corner of the Ruben J. Grebe tract called 2.732 acres and being the West or Southwest corner of the Richard Platte tract and being on the fenced North line of the Olivia Huff Estate residue tract surveyed to contain 54.5245 acres, said beginning point being N 1° 36' 17" E 2421.53 feet from a 3/8" iron rod set at the base of an old dead cedar fence corner post found for the most Southern corner of said original tract;

THENCE leaving said beginning point and along the West line of the tract described herein, being along the East line of said Grebe tract, N 16° 44' E 407.72 feet to the Northwest corner of the tract described herein, being on the South right-of-way line of State Highway No. 159, also being the Northeast corner of said Grebe tract;

THENCE along a portion of the South right-of-way line of said highway for the North line of the tract described herein, S 71° 05' E 104.40 feet to the Northeast corner of the tract described herein, being on said right-of-way line and being the Northwest corner of said Platte tract;

THENCE along the West line of said Platte tract for the East line of the tract described herein, S 31° 13' W 417.00 feet to the place of beginning, containing 0.4884 acre of land, as surveyed by A. A. Hodde, Registered Public Surveyor, License No. 1492, on July 30, 1975.

And being the land described in Deed from Willie Huff, et al, to Dessie Platte, dated September 27, 1978, recorded in Volume 411, Page 718 of the Deed Records of Austin County,

PARCEL ONE:

All that tract or parcel of land situate in Austin County, Texas, being a part of the George Grimes League and Stephen F. Austin & League Grant, being a portion of the first tract described in deed from Gilbert Huff, et al, to Olivia Huff, dated April 26, 1948, recorded in Volume 195, page 115, Austin County Deed Records, and more particularly described as follows:

BEGINNING at an iron in the south line of Highway 159 at a point N 71 deg. 17 min. W. 213.61 ft. from the northwest corner of a 2 acre tract conveyed by Olivia Huff to Jesse Macat;

THENCE S 31 deg. 00 min. W. at 142.46 feet the division line between the George Grimes League and the Stephen F. Austin & League Grant at 416.67 ft. an iron pin for a corner;

THENCE N 71 deg. 17 min. W 213.61 ft. to an iron;

THENCE N 31 deg. 00 min. E. 416.67 ft. to an iron in the South line of the Highway;

THENCE along said Highway S. 71 deg. 17 min. E. 213.61 ft. to place of beginning, containing 2.0 acres of land. (Surveyed By D. R. Muzzy and Associates, Land Surveyors, Brenham, Texas)

And being the land described in Deed from Olivia Huff to Richard Platte, et ux, dated May 7, 1959, recorded in Volume 247, Page 186 of the Deed Records of Austin County, Texas.

Exhibit N

FRANK SURVEYING Co., Inc.
2205 Walnut Street
Columbus, Texas 76934
979.732.3114

STATE OF TEXAS
COUNTY OF AUSTIN

FIELD NOTES of a survey of a 2.00 acre tract in the Stephen F. Austin League, Abstract 4, Austin County, Texas. Same being out of the residue of that certain called 12.4 acre tract as described in a deed to Connie Huff, as recorded in Volume 196, Page 194 of the Deed Records of Austin County, Texas, for which reference is made and said 2.00 acre tract being described by moles and bounds as follows, TO WIT:

BEGINNING at a 1/4 inch iron rod found for the Northeast corner of the herein described tract, same being the Northeast corner of the residue of said 12.4 acre parent tract, same being the Northwest corner of that certain called 0.475 acre tract as described in deed recorded in Volume 694, Page 941 of the Austin County Official Records, and same being in the Southwest right of way line of Farm to Market Road No. 159 (width varies) (Vol. 81, Pg. 104), from which a 3/8 inch iron rod found for the Southwest corner of said 0.475 acre tract bears S 14° 53' 00" W a distance of 524.08 feet (called S 14° 53' 00" W = 524.20 feet), same being in the Northwest line of a called 54.5245 acre tract as described in deed recorded in Volume 412, Page 654 of the Austin County Deed Records, and same being the Southeast corner of the residue of a called 2.4114 acre tract as described in deed recorded in Volume 411, Page 710 of the Austin County Deed Records;

THENCE S 14° 53' 00" W a distance of 414.86 feet (called S 14° 53' 00" W) with the Southeast line of the herein described 2.00 acre tract, and the Northwest line of said 0.475 acre tract, to a 5/8 inch iron rod with cap set for the Southeast corner of the herein described tract;

THENCE N 75° 07' 00" W a distance of 208.21 feet with the Southwest line of the herein described 2.00 acre tract to a 5/8 inch iron rod with cap set for the Southwest corner of the herein described tract;

THENCE N 14° 53' 00" E a distance of 425.37 feet with the Northwest line of the herein described 2.00 acre tract to a 5/8 inch iron rod with cap set for the Northwest corner of the herein described tract, same being in the Northeast line of the residue of said 12.4 acre parent tract, and same being in the Southwest right of way line of said Farm to Market Road No. 159;

THENCE S 71° 01' 17" E a distance of 161.33 feet (called S 70° 58' 00" E) (Tex. D.C.T. Right of Way Map) with the Northeast line of the herein described 2.00 acre tract, the Northeast line of the residue of said 12.4 acre parent tract, and the Southwest right of way line of said Farm to Market Road No. 159 to a concrete highway monument found for a Northeast interior corner of the herein described tract, same being a Northeast interior corner of the residue of said 12.4 acre parent tract, and same being an angle point in the Southwest right of way line of said Farm to Market Road No. 159;

THENCE S 76° 20' 30" E a distance of 47.31 feet (called S 76° 58' 17" E) (Vol. 694, Pg. 941) continuing with the Northeast line of the herein described 2.00 acre tract, the residue of said 12.4 acre parent tract and the southwest right of way line of said Farm to Market Road No. 159 to the PLACE OF BEGINNING, containing 2.00 acre of land, more or less.

Survey Plat to accompany Field Notes.

Frank Project No. 900-092 / 225-003

All bearings are based on the Northwest line of the 0.475 acre tract as described in Volume 694, Page 941, Austin County Official Records as having a record deed bearing of S 14° 53' 00" W.

IN WITNESS THEREOF, my hand and seal, this the 2nd day of October 2000.

Leonard W. Frank
For Frank Surveying Co., Inc.
By: Leonard W. Frank, RPLS
Registration No. 1669



Instrument # 171180
3/15/2017 11:30 AM

STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the date and time stamped by me and was recorded in the Official Public Records of Austin County, Texas.

Carrie Gresor, County Clerk
Austin County, Texas

By: *Atty. Donna Leja*

RECORDER'S MEMORANDUM

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED

18 APR -6 AM 9:59

COUNTY CLERK
AUSTIN COUNTY, TEXAS

Carrie Gresor

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF AUSTIN

WHEREAS, on the 20th day of August, 2006, OSWALDO SAUCEDO and JESSICA SAUCEDO, "Grantor" and filed and recorded in the Official Records of Austin County, Texas, under Clerk's File No. 065018, Mortgagor conveyed to Sidney Levine, the Trustee named in the Deed of Trust, all of Grantor's right, title, and interest in and to the real property situated in Austin County, Texas, and described as follows: 10.500 acres of land located in and being a part of H. & T.C. Railroad Company Survey, Section 141, Abstract 15, Austin County, Texas being more particularly described in Exhibit "A" attached hereto together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated August 20, 2006, in the original principal amount of \$70,750.00 executed by Grantor and payable to the order of Roberto Martins and Leonora ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust; Said Note being assigned to Roberto Martins as sole owner by virtue of a decree of divorce; and

WHEREAS, defaults have occurred and Roberto Martins, the legal owner and holder of the Note and Deed of Trust, has demanded cure of defaults, and, such cure not having been made, Roberto Martins has accelerated said indebtedness and demanded payment in full on the above described Note together with all expenses permitted under the terms of the Deed of Trust and the whole of said indebtedness has become due and payable in full; and

WHEREAS, Borrowers as obligors, despite Roberto Martins demand, have failed to pay and continue to fail to pay the Note; and

WHEREAS, Roberto Martins, the owner and holder of the Note therein described, has duly appointed Mark R. Skelton as Substitute Trustee, and requested Mark R. Skelton as Substitute Trustee under the Deed of Trust to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the indebtedness secured thereby, but notice is hereby given that Roberto Martins may appoint another person as substitute trustee to conduct the sale herein described as provided in the Deed of Trust:

NOW THEREFORE, NOTICE IS HEREBY GIVEN that after due publication of this Notice as required by the Deed of Trust, that on 1st day of May, 2018, at 10:00 a.m., or within three (3) hours thereafter, I, Mark R. Skelton, Substitute Trustee, will sell at the area designated by the Commissioners Court of Austin County ("Commissioners") as the designated area for the conduct of foreclosure sales of this nature in Austin County, Texas (or at such other location as may be designated by the Commissioners after the sending of this Notice and before the sale), to-wit: the foyer/lobby of the Austin County Courthouse located at One East Main, Bellville, Austin County, Texas 77418, to the highest bidder for cash

2018-24

(subject to the provisions of the Deed of Trust permitting the beneficiary under the Deed of Trust to have its bid credited to the indebtedness owed to such beneficiary by Borrowers under the Note and Deed of Trust up to the amount of unpaid indebtedness secured by the Deed of Trust at the time of the sale), the following described real property lying and being situated in the County of Austin, State of Texas, together with all improvements thereon and all fixtures and personal property covered by the Deed of Trust, and which includes, without limitation, the following described real property, together with improvements thereon, situated in Austin County, Texas, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

The Deed of Trust permits Roberto Martins as the beneficiary thereunder to postpone, withdraw, or reschedule the sale for another day. 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 refiled may be after the date originally scheduled for this sale.

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.

Mark R. Skelton, Substitute Trustee, may be contacted at 24 S. Granville, Bellville 77418 or telephone number (979) 865 1010.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 military service to Melissa Luetge, Substitute Trustee, may be contacted at P.O. Box 182, Industry, Texas 78944 immediately.

THE SALE OF THE PROPERTY SHALL BE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR ROBERTO MARTINS, EXPRESS, IMPLIED, STATUTORY, QUASISTATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER ROBERTO MARTINS NOR THE SUBSTITUTE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO

CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER AT THIS FORECLOSURE SALE.

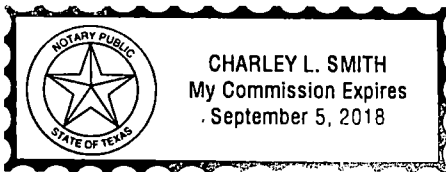
EXECUTED on this the 09 day of April, 2018.



Mark R. Skelton
Substitute Trustee

STATE OF TEXAS
COUNTY OF AUSTIN

This instrument was acknowledged before me on April 9 12, 2018 by Mark R. Skelton, Substitute Trustee.



Notary Public



**ALEXANDER SURVEYING
LAND SURVEYORS**

ROBERTO MARTINS & LEONORA CONHA MARTINS

TRACT 2

10.500 ACRES

ALL THAT TRACT OR PARTS OF LAND consisting of 10.500 Acres located in the H. & T.C. Railroad Company Survey, Section 141, A-195, Austin County, Texas. Subject tract being a portion of 115.284 Acre tract that is described in a Deed to Roberto Martins and Leonora Conha Martins as recorded in File# 060347 of the Official Records of Austin County, Texas. Said tract consisting of 10.500 Acres and being more particularly described as follows:

COMMENCING at a point within the limits of Frazier Road (Public Road, Found average 40 ft. R.O.W.) and being the East corner of the called 6.000 Acre tract described in a Deed to Karen Waxler as described in Volume 292, Page 246 of the Deed Records of Austin County, Texas and being the South corner of the 1.356 Acre tract that is described in deed to Austin County, recorded in File# 063285 O.R.A.C.T. and being the South corner of the parent tract. From said point, a 1/2" iron rod found at a fence corner post, hrs. N 44d 50' 46" W, 10.35 ft.;

THENCE N 44d 50' 46" W, passing the above mentioned 1/2" iron rod at 10.35 ft. and continuing, a total distance of 25.35 ft. (Called Brg. N 44d 50' 46" W) to a 1/2" iron rod set for the West corner of the 1.356 Acre Right-of-way Tract mentioned above and being the South corner of the 20.225 Acre tract that has been designated as Tract 9 and surveyed and described this day;

THENCE N 44d 11' 19" E, passing at 70.00 ft. a 1/2" iron rod set for the South corner of Tract 1 and continuing, a total distance of 345.87 ft. (No Call) to a 1/2" iron rod set for the East corner of Tract 1 and being the South corner and ~~WEST~~ **WEST** ~~OF~~ **OF** ~~BOUNDARY~~ **BOUNDARY** of the herein described tract;

THENCE N 44d 50' 46" W, with the common line with Tract 1, a distance of 1658.25 ft. (No Call) to a 1/2" iron rod set in the common line with Tract 9 and being the North corner of Tract 1, for the West corner of the herein described tract;

THENCE N 44d 11' 19" E, with the common line with Tract 9, a distance of 275.87 ft. (No Call) to a 1/2" iron rod set for the

January 30, 2006
Revised June 9, 2006
R.O.# 5397

EXHIBIT "A"

O.S.S.
Jo



**ALEXANDER SURVEYING
LAND SURVEYORS**

ROBERTO MARRERO & TERESA CONTRA MARRERO

TRACT 2

10.500 ACRES (continued)

West corner of Tract 3 and being the North corner of the herein described tract;

THENCE S 44d 50' 46" E, with the common line with Tract 3, a distance of 1658.25 ft. (No Call) to a 1/2" iron rod set in the common line with the 1.356 Acre additional Right-of-way Tract and being the South corner of Tract 3, for the East corner of the herein described tract;

THENCE S 44d 11' 19" W, a distance of 275.87 ft. (No Call) to the PLACE OF BEGINNING and containing 10.500 Acres.

NOTES: Bearings shown hereon are referenced to the Bearing of S 45d E as called for in Deed recorded in Volume 95, Page 243 D.R. A.C.T.

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

January 30, 2006
Revised June 9, 2006
R.O.# 5397



G.S.A.
Glen S. Alexander
Registered Professional Land Surveyor, #4184

Page 2 of 2

EXHIBIT " A "

TOSE Luhn P.O. Box 386 Bellville, Texas 77418 979/8659145 Fax 979/8654988

FILED

18 APR -9 PM 4: 10

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

O.S.S.
20

NOTICE OF [SUBSTITUTE] 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, and Place of Sale.**

Date: May 01, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 24, 2006 and recorded in Document CLERK'S FILE NO. 061069 real property records of AUSTIN County, Texas, with JEFFREY BILSKI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFREY BILSKI, securing the payment of the indebtednesses in the original principal amount of \$135,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219


MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is Megan L. Randle and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 04/10/18 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.



Declarant's Name: Megan L. Randle
Date: 04/10/18



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 1.260 ACRES MORE OR LESS LOCATED IN THE ARTHUR LOTT LEAGUE, A-254, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING A PORTION OF THE CALLED 2.000 ACRE TRACT THAT IS DESCRIBED IN A DEED TO RANDAL N. BRO AND DORIS MOSELEY AS RECORDED IN FILE# 057504 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SUBJECT TRACT CONSISTING OF 1.260 ACRES, OF WHICH 0.071 ACRES ARE WITHIN THE LIMITS OF LOST LANE (30 FT. EASEMENT ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND (BENT) IN THE CENTERLINE OF LOST LANE AND BEING THE SOUTH CORNER OF THE 2.000 ACRE PARENT TRACT AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT. FROM SAID ROD, A 1/2" IRON ROD SET IN THE NORTHEAST RIGHT-OF-WAY OF LOST LANE, BRS. N 61D 22' 40" E, 15.00 FT;

THENCE N 27D 13' 56" W, WITH THE CENTERLINE OF LOST LANE, A DISTANCE OF 205.10 FT. (CALLED BRG. N 27D 03' 27" W) TO A POINT FOR CORNER IN SAID ROAD AND BEING THE SOUTH CORNER OF RESIDUE OF THE 2.000 ACRE PARENT TRACT, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 58D 00' 06" E, SEVERING THE 2.000 ACRE PARENT TRACT AND PASSING AT 15.05 FT. A 1/2" IRON ROD SET ON THE NORTHEAST RIGHT-OF-WAY OF SAID ROAD, FOR REFERENCE AND CONTINUING, A TOTAL DISTANCE OF 186.35 FT. (NO CALL) TO A 1/2" IRON ROD SET FOR AN ANGLE POINT;

THENCE N 41D 56' 15" E, CONTINUING SEVERING THE PARENT TRACT, A DISTANCE OF 33.44 FT. (NO CALL) TO A 1/2" IRON ROD FOUND AT A FENCE CORNER POST AND BEING THE SOUTH CORNER OF LOT 3 OF HICKORY CREEK SUBDIVISION AS RECORDED IN VOLUME 326, PAGE 24 D.R.A.C.T. AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 46D 15' 45" E, WITH THE COMMON LINE WITH HICKORY CREEK SUBDIVISION, A DISTANCE OF 238.35 FT. (CALLED BRG. S 46D 15' 45" E) TO A 1/2" SLICK ROD FOUND (BENT) AT A FENCE CORNER POST AND BEING THE EAST CORNER OF THE PARENT TRACT AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 61D 22' 40" W, WITH A LINE, WHICH IS NOTWITH THE EXISTING FENCE, A DISTANCE OF 294.77 FT. (CALLED S 61D 22' 40" W, 295.93 FT.) TO THE PLACE OF BEGINNING AND CONTAINING 1.260 ACRES, OF WHICH 0.071 ACRES ARE WITHIN LOST LANE A 30' ROAD EASEMENT.

NOTES: BEARINGS SHOWN HEREON ARE BASED UPON THE CALLED BEARING OF S 46D 15' 45" E, USED IN THE DESCRIPTION OF THE 2.000 ACRE TRACT RECORDED IN FILE# 057504 O.R.A.C.T.

REFERENCE IS HEREBY MADE TO PLAT, OF THE SUBJECT TRACT, PREPARED THIS DAY.

EASEMENT TRACTS:

THERE IS ALSO HEREBY GRANTED AND CONVEYED TO GRANTEES, THEIR HEIRS AND ASSIGNS, A NON-EXCLUSIVE PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF MAINTAINING AND KEEPING IN REPAIR A ROADWAY AND FOR THE USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING AND REPASSING IN COMMON WITH GRANTORS, THEIR HEIRS AND ASSIGNS, AND OTHERS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND THIRTY (30) FEET IN WIDTH AS INGRESS AND EGRESS TO STATE HIGHWAY 36; WHICH SAID EASEMENTS ARE OUT OF THE ARTHUR LOTT SURVEY, A-254, IN AUSTIN COUNTY, TEXAS, AND BEING A PORTION OF THE 80 ACRES OF LAND DESCRIBED IN A DEED FROM LELAND D. BROOKS, ET AL, TO LANDCO, INC., DATED DECEMBER 16, 1971, AND RECORDED IN VOLUME 337, PAGE 316, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND WHICH SAID EASEMENTS ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT;

TRACT ONE:

AN EASEMENT 30 FT. WIDE, LYING 15 FT. ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT IN THE EAST LINE OF HIGHWAY #36, SAID POINT BEING N 13 DEGREES 33' W, 278.97 FT. FROM THE SOUTHWEST CORNER OF THE ORIGINAL 80 ACRE TRACT;

THENCE N 75 DEGREES 29' 38" E, 1110.00 FT. TO AN IRON PIN;

THENCE S 71 DEGREES 59' 41" E, 496.18 FT. TO AN IRON PIN;

THENCE S 45 DEGREES 56' 41" E, 1128.58 FT. TO AN IRON PIN IN THE WEST LINE OF A 10.000 ACRE TRACT, AT A POINT N 25 DEGREES 09' 58" E, 181.52 FT. FROM THE SOUTHWEST CORNER OF SAID 10.000 ACRE TRACT.

TRACT TWO:

AN EASEMENT 30 FT. WIDE AND LYING 15 FT. ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT AN IRON PIN SET IN THE CENTER LINE OF EXISTING ROAD EASEMENT AT A POINT

S 46 DEGREES 15' 45" E, 214.48 FT.;

S 7 DEGREES 51' 10" E, 971.38 FT.;



NOS0000007411291

S 71 DEGREES 59' 41" E, 200.00 FT. FROM THE NORTH CORNER OF THE ORIGINAL 80.000 ACRE TRACT;

THENCE WITH SAID CENTER LINE N 28 DEGREES 16' 29" E, 226.39 FT. TO AN IRON PIN;

THENCE N 27 DEGREES 03' 27" W, 430.00 FT. TO AN IRON PIN WHICH IS AT THE NORTHWEST CORNER OF TRACT 4D AND THE NORTHEAST CORNER OF TRACT 4B AND IN THE S LINE OF TRACT 4C.

FILED

18 APR 10 PM 3: 51

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS



NOS00000007411291

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JONAS LEAL AND WIFE, JODEE LEAL delivered that one certain Deed of Trust dated AUGUST 29, 2011, which is recorded in INSTRUMENT NO. 113784 of the real property records of AUSTIN County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$112,084.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA WESTSTAR LOAN COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


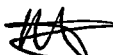
NOTICE IS HEREBY GIVEN that on Tuesday, MAY 1, 2018, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

TRACT 15, CONSISTING OF 5.00 ACRES, IN WHISPERING OAKS, A SUBDIVISION IN THE THOMAS HILL LEAGUE (A-48), AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT FILED APRIL 7, 1988, RECORDED IN VOLUME 1, PAGE 161-162, PLAT RECORDS OF AUSTIN COUNTY, TEXAS, AND THAT SAME LAND DESCRIBED IN DEED TO THOMAS DWAYNE CHAPMAN DATED MAY 12, 1997, FILED MAY 16, 1997, RECORDED IN VOLUME 779, PAGE 430, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of AUSTIN County, Texas, for such sales (OR AT FOYER OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: APRIL 9, 2018.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR MEGAN L. RANDLE
OR EBBIE MURPHY 

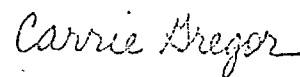
FILE NO.: WMC-3131
PROPERTY: 25639 SQUIRREL RD
NEW ULM, TEXAS 78950

JONAS LEAL

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

FILED

APR 10 PM 3:51


COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-26



4653374

NOTICE OF [SUBSTITUTE] 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, and Place of Sale.**

Date: May 01, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

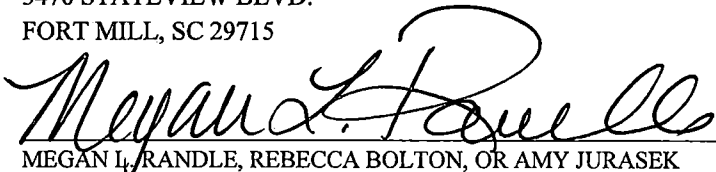
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 23, 2011 and recorded in Document CLERK'S FILE NO. 114233; AS AFFECTED LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 161367 real property records of AUSTIN County, Texas, with NOLAN GRAY AND DARLENE GRAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NOLAN GRAY AND DARLENE GRAY, securing the payment of the indebtednesses in the original principal amount of \$134,715.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

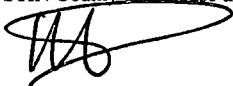
c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715


MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Megan L. Randle and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 04/10/18 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.



Declarants Name: Megan L. Randle
Date: 04/10/18



EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PAREL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, IN THE TOWN OF SAN FELIPE, IN THE SON FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 5, AND BEING THE SAME 0.821 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JO SKRIVANEK, INDEPENDENT EXECUTRIX OF THE ESTATE OF CLIALRIE WILLIE SKRIVANEK, DECEASED, TO RHONDA CAMPBELL AND RECORDED UNDER FILE ND. 016563 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND FOR THE WEST CORNER OF THE SAID 0.821 ACRE TRACT OF LAND AT THE POINT OF INTERSECTION OF THE NORTHEAST LINE OF SKRIVANEK ROAD, AND THE SOUTHEAST LINE OF MANAK ROAD;

THENCE, WITH THE SOUTHWEST LINE OF MANAK ROAD, NORTH 47 DEGREES 13' 56" EAST FOR 228.39 FEET TO A 1/2 INCH IRON PIN FOUND FOR DIE NORTH CORNER OF THE SAID 0.821 ACRE TRACT OF LAND AND THE WEST CORNER OF THE RESIDUE OF THE M, R. STRICKLAND 25.00 ACRE TRACT OF LAND RECORDED IN VOLUME 351, PAGE 424 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS;

THENCE, WITH THE COMMON LINE BETWEEN THE SAID 0.821 ACRE TRACT OF LAND AND THE STRICKLAND TRACT OF LAND, SOUTH 40 DEGREES 55'40" EAST FOR 160.09 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE EAST CORNER OF THE SAID 0.821 ACRE TRACT OF LAND AND THE NORTH CORNER OF THE MICE THOMAS 1.00 ACRE TRACT OF LAND WHICH HAS AN AUSTIN COUNTY TAX APPRAISAL RECORDS NUMBER R-21972 (DEED COULD NOT BE FOUND);

THENCE, WITH THE COMMON LINE BETWEEN THE SAID 0.821 ACRE TRACT OF LAND AND THE THOMAS TRACT OF LAND. SOUTH 47 DEGREES 58'34" WEST FOR 222.43 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE SOUTH CORNER OF THE SAID 0.821 ACRE TRACT OF LAND AND THE WEST CORNER OF THE THOMAS TRACT OF LAND IN THE NORTHEAST LINE OF SKRIVANEK ROAD;

THENCE, WITH THE NORTHEAST LINE OF SKRIVANEK ROAD, NORTH 43 DEGREES "04'3 2" WEST FOR 157.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.321 ACRE OF LAND, MORE OR LESS.

THE BEARINGS RECITED HEREIN ARE BASED ON THE NORTHWEST LINE OF THE CAMPBELL TRACT OF LAND.

FILED

18 APR 10 PM 3: 51

*Carrie Gregor*COUNTY CLERK
AUSTIN COUNTY, TEXAS

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