

NOTICE OF TRUSTEE'S SALE

Date: July 10, 2017

Trustee: Sidney Levine

Lender: Troy Noska

Note: Real Estate Lien Note dated January 17, 2017, in the principal sum of Two Hundred Ten Thousand Dollars and No/100 (\$210,000.00), executed by James Matthew Bryan and payable to Troy Noska

Deed of Trust

Date: January 17, 2017

Grantor: James Matthew Bryan

Lender: Troy Noska

Recording information: Recorded under Austin County Clerk's File No. 170405 in the Official Public Records of Austin County, Texas.

Property: 10.0007 acres of land located in the H.&T.C. Railroad Survey Section 179, A-214, Austin County, Texas, and being more fully described in EXHIBIT "A" which is attached hereto and made a part hereof for all intents and purposes.

Date of Sale (first Tuesday of month): August 1, 2017

Time of Sale: 10:00 A.M.

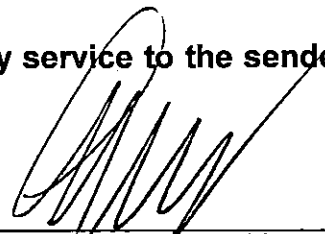
Place of Sale: In the area designated by the Commissioners' Court of Austin County, Texas, which is the first floor foyer of the Austin County Courthouse located at One East Main, Bellville, Austin County, Texas

Lender has appointed Sidney Levine as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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 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.



SIDNEY LEVINE, Trustee
110 Main, Suite 201
P. O. Box 592
Sealy, Texas 77474
(979) 885-2989
(713) 495-9040
(979) 885-2980 (FAX)
sealylaw@sbcglobal.net

PROPERTY ADDRESS:
RICHARDSON LANE, SEALY, TX

FIELD NOTES

JOB# 1609038

METES & BOUNDS: Exhibit "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL CONTAINING A 10.0007 ACRE TRACT OF LAND, SITUATED IN THE H. & T.C. RAILROAD SURVEY SECTION 178, ABSTRACT NO. 214, AUSTIN COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 40.000 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GLORIA BROWN RECORDED UNDER CLERK'S FILE NUMBER 134569, OF THE OFFICIAL PUBLIC RECORDS, AUSTIN COUNTY, TEXAS, FURTHER BEING OUT OF LOT 1 AND LOT 2, BLOCK 24, OF THE SEALY SUBDIVISION RECORDED IN VOLUME Y, PAGE 318, OF THE DEED RECORDS, AUSTIN COUNTY, TEXAS, SAID 10.0007 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/4 INCH IRON ROD MARKING THE EAST CORNER OF SAID 40.000 ACRE TRACT OF LAND, SAME BEING THE NORTH CORNER OF A CALLED 52.125 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALBERT SUSTALA, RECORDED IN VOLUME 480, PAGE 448, OF THE OFFICIAL PUBLIC RECORDS, AUSTIN COUNTY, TEXAS, AND BEING THE EAST CORNER OF LOT 2, THE NORTH OF LOT 8, OF SAID SEALY SUBDIVISION, AND BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RICHARDSON LANE (40 FEET WIDE);

THENCE NORTH 48°51'53" WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RICHARDSON LANE, THE NORTHEAST LINE OF CALLED 40.000 ACRE TRACT, A DISTANCE OF 289.86 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE PLACE OF BEGINNING OF HEREIN DESCRIBED TRACT;

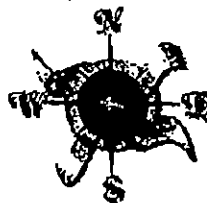
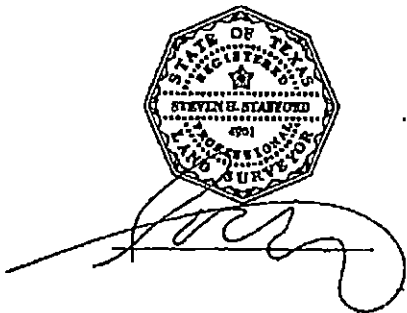
THENCE SOUTH 42°30'13" WEST (BASIS OF BEARINGS), A DISTANCE OF 2358.93 FEET ALONG THE NORTH LINE OF A 11.000 ACRE TRACT OF LAND CONVEYED TO SRINIVAS R GAVVALA, RECORDED UNDER CLERKS FILE NO. 144062 OF THE OFFICIAL PUBLIC RECORDS, AUSTIN COUNTY, TEXAS, AT DISTANCE OF 2178.28 FEET PASSING A 5/8 INCH IRON ROD FOUND FOR CORNER OF SAID GAVVALA TRACT, CONTINUING A TOTAL DISTANCE OF 2358.71 FEET TO A 1/4 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 47°28'47" WEST, A DISTANCE OF 184.72 FEET TO A 1/4 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 42°30'13" EAST, ALONG THE SOUTH LINE OF A CALLED 77.108 ACRE TRACT OF LAND CONVEYED TO CHRISTINE G. HERMAN, ET.AL., RECORDED UNDER CLERK'S FILE NO. 103588 OF THE OFFICIAL PUBLIC RECORDS, AUSTIN COUNTY, TEXAS, A DISTANCE OF 2358.87 TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RICHARDSON LANE;

THENCE SOUTH 48°51'53" EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RICHARDSON LANE, A DISTANCE OF 184.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.0007 ACRES OF LAND, MORE OR LESS.

Steven H. Stafford
R.P.L.S. 4901
DATE: September 25, 2015
ELEVATION EXPRESS LAND SURVEYS



FILED

17 JUL 10 AM 9:41

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2017-34

SUBSTITUTE TRUSTEE'S DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF AUSTIN §

THAT ELDA MARTINEZ AND VERN CAMERON delivered that Deed of Trust executed on APRIL 11, 2007, which is recorded in INSTRUMENT NO. 072211 of the real property records of AUSTIN County, Texas, to secure the payment of a Promissory Note in the principal amount of \$86,000.00 payable to the order of WINOVEST CORPORATION; and

WHEREAS, the Deed of Trust provides that, if default in payment of the Promissory Note or any part thereof occurs, as the same shall become due and payable, the legal owner thereof may accelerate the maturity of the entire indebtedness, evidenced by the Promissory Note, and at the request of the legal owner of said indebtedness, it shall be the duty of the Trustee or his successor to proceed and sell said property for the satisfaction of said debt, after giving notice in the manner and for the length of time as provided in said Deed of Trust; and

WHEREAS, default having been made in the payment of said indebtedness and the Mortgagee or the Mortgage Servicer having declared same wholly due, I, the undersigned, duly appointed Substitute Trustee, under the provisions of said Deed of Trust, having been requested by the Mortgagee or the Mortgage Servicer to proceed and enforce said trust, did on JULY 4, 2017 (that being the first Tuesday in said month), offer said property for sale at the door of the Courthouse of AUSTIN County, Texas, during the hours designated in the Notice of Non-Judicial Foreclosure Sale, at public auction, to the highest bidder for cash; and

WHEREAS, the undersigned, or his/her designated agent, did give notice of the date, time, and place of said sale at least twenty-one (21) days successively prior to the date of said sale; by filing the Notice of Non-Judicial Foreclosure Sale with the Clerk of AUSTIN County, Texas; by serving notice of the proposed sale, by certified mail, on each debtor obligated to pay such indebtedness according to the records of the legal owner, by depositing a copy of the Notice of Non-Judicial Foreclosure Sale enclosed in a postpaid wrapper properly addressed to each such debtor at each debtor's most recent address as shown by the records of the Mortgagee or the records of the Mortgage Servicer, in a post office or official depository under the care and custody of the United States Postal Service; and by posting notice thereof in accordance with the Deed of Trust in said County, Texas, one of which was at the door of the Courthouse of said County, the above-referenced being supported by Affidavit, which is attached hereto and made a part hereto for all purposes; and

WHEREAS, such sale was conducted as set forth in the notice of Non-Judicial Foreclosure Sale and the hereinafter described property was struck off to WINOVEST CORPORATION ("Grantee", whether one or more), whose mailing address is 3131 CAMINO DEL RIO N, STE. 310, SAN DIEGO, CALIFORNIA 92108, for the sum of \$45,000.00, that being the highest and best bid obtained for the same.

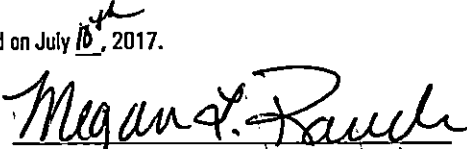
NOW, THEREFORE, the undersigned MEGAN L. RANDLE, Substitute Trustee, for and in consideration of the above-referenced sum to me in hand paid by Grantee, the receipt of which is hereby acknowledged and confessed, does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, Grantee's heirs, executors, administrators, successors or assigns forever, the following described property lying and being situated in AUSTIN County, Texas, to wit:

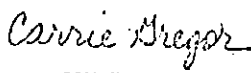
LOT FIVE (5), IN LAKESIDE ESTATES, SECTION TWO A SUBDIVISION OF 37.008 ACRES OUT OF 522.0307 ACRE TRACT OF LAND LOCATED IN THE H. & T.C.R.R. SURVEY (A-207), AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF AUSTIN COUNTY, TEXAS, IN THE VOLUME 1, PAGES 200 OF THE PLAT RECORDS, INCLUDING BUT NOT LIMITED TO A 2000 CRESTRIDGE, MANUFACTURED HOME, SERIAL NUMBER CRH2TX02543A/B, 28X80.

I, the undersigned Substitute Trustee, by the authority conferred by the Mortgagee or the Mortgage Servicer, and by, through and under the grantor of the Deed of Trust, subject to prior liens and other exceptions of the Deed of Trust, if any, for and in consideration of the amount paid, hereby sells the above-described property as is, without any express or implied warranties, except as to warranties of title, and hereby sells the property to Grantee at Grantee's own risk, pursuant to the terms of Texas Property Code §51.009.

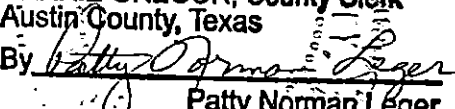
IN WITNESS HEREOF, this instrument has been executed on July ^{10th}, 2017.

FILED
17 JUL 10 PM 1:13


MEGAN L. RANDLE
Substitute Trustee


COUNTY CLERK
AUSTIN COUNTY, TEXAS

2017-35

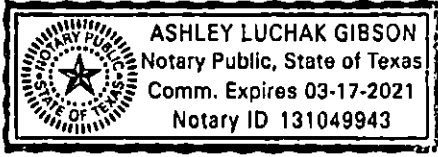
A CERTIFIED COPY
Attest: JUL 10 2017
CARRIE GREGOR, County Clerk
Austin County, Texas
By 
Patty Norman Leger

THE STATE OF TEXAS

§
§
§

COUNTY OF AUSTIN

This instrument was acknowledged before me on July 10, 2017, by MEGAN L. RANDLE, Substitute Trustee, personally known to me/or proved to me through TXOL to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.



Ashley Luchak Gibson
Notary Public in and for
The State of Texas

Loan No.: WV7798
File No.: WVT-1013
Name: ELDA MARTINEZ
Property: 6936 GRACE LANE
SEALY, TEXAS 77474

RETURN TO:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
(972) 394-3086

A CERTIFIED COPY
Attest: JUL 10 2017
CARRIE GREGOR, County Clerk
Austin County, Texas
By *Patty Norman Leger*
Patty Norman Leger

AFFIDAVIT IN SUPPORT OF SUBSTITUTE TRUSTEE'S DEED

THE STATE OF TEXAS §
 §
COUNTY OF AUSTIN §

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath as follows:

"1. I am an employee of Law office of Michael J. Schroeder. At the time of the events hereinafter set forth and make this affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set forth herein.


"2. This affidavit is made with respect to that certain Debt described as follows: ELDA MARTINEZ AND VERN CAMERON delivered that Deed of Trust executed on APRIL 11, 2007, which is recorded in INSTRUMENT NO. 072211 of the real property records of AUSTIN County, Texas, to secure the payment of a Promissory Note in the principal amount of \$86,000.00 payable to the order of WINDVEST CORPORATION.

"3. WINDVEST CORPORATION is the Mortgage Servicer for WINDVEST CORPORATION, the Mortgagee of the Debt secured by the Deed of Trust, whose address is 3131 CAMINO DEL RIO N, STE. 310, SAN DIEGO, CALIFORNIA 92108. 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 sale of the above-referenced property. To the best of my knowledge and belief, proper notice was sent prior to the acceleration of the Debt. All obligations and duties of the Mortgagee or the Mortgage Servicer were performed in the manner required by law and all notices were served on the Debtor at the Debtor's last known address as shown by the records of the Mortgagee or the Mortgage Servicer prior to acceleration of the Debt.

"4. I, or my agent at my direction, on behalf and at the direction of the Mortgagee or the Mortgage Servicer, did, at least twenty-one days preceding JULY 4, 2017, the date of the sale made by the Substitute Trustee, serve written notice of the proposed sale, by certified mail, on each debtor obligated to pay such indebtedness according to the records of the Mortgagee or the mortgage servicer, by depositing a copy of the Notice of Non-Judicial Foreclosure Sale ("Notice of Sale"), enclosed in a postage prepaid wrapper, properly addressed to each such debtor at such debtor's most recent address as shown by the records of the Mortgagee or the mortgage servicer, in a post office or official depository under the care and custody of the United States Postal Service; and further did at least twenty-one (21) days preceding the date of said sale cause to have posted a signed copy of the Notice of Sale at the Courthouse door of the county courthouse of AUSTIN county, Texas or any other area which may have been required by the above described Deed of Trust, and caused to have filed the Notice of Sale in the Office of County Clerk in said county in compliance with the laws of the State of Texas. Further: said foreclosure sale began no later than three (3) hours after the earliest time set forth in the Notice of Sale and was held in the area specified in the Notice of Sale.

"5. To the best of my knowledge and belief, the owner(s) of the property referenced above were alive and not an active or reserve member in the armed forces of the United States of America or a member of the Texas National Guard at any time during the twelve (12) months preceding the date of foreclosure, which is JULY 4, 2017.

"6. In accordance with Sections C of the Internal Revenue code, and the regulations promulgated thereunder, I or my designated agent at my direction, did, at least twenty-five (25) days prior to the date of the said foreclosure sale, notify the Internal Revenue Service, by certified mail, return receipt requested, of all Federal Tax Liens, if any, affecting the above named mortgagor and all assumptors, if any, of the above indebtedness."



Michael J. Schroeder

THE STATE OF TEXAS §
COUNTY OF DENTON §

SUBSCRIBED AND SWORN to before me, the undersigned authority, on July 5, 2017, by Michael J. Schroeder, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.



Stephanie Renee Thomas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS.

A CERTIFIED COPY
Attest: JUL 10 2017
CARRIE GREGOR, County Clerk
Austin County, Texas
By *Patty Norman Leger*
Patty Norman Leger

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: February 14, 2008

Grantor(s): Vicki S. Lambert, a single person

Original Trustee: Scott R. Valby

Original Mortgagee: Mortgage Electronic Registration Systems, Inc.("MERS"), as nominee for Network Funding, L.P., its successors and assigns

Recording Information: Clerk's File No. 080794, in the Official Public Records of AUSTIN County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 08/01/2017 Earliest Time Sale Will Begin: 1:00 PM

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 Mortgageor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
SURFACE ONLY: LOT 25, BLOCK 6, BELL OAKS SUBDIVISION, LOCATED IN THE JAMES CUMMINGS 5 LEAGUE GRANT (HACIENDA) AN ADDITION TO THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS, ACCORDING TO THE REVISED MAP AND PLAT THEREOF RECORDED IN VOLUME 318, PAGE 192, DEED RECORDS OF AUSTIN COUNTY, TEXAS.

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

For Information: *Ebbie Murphy*
Codilis & Stawiarski, P.C. Megan L. Randle as Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Ebbie Murphy as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kathleen Adkins as Successor Substitute Trustee, Monica Hirvela as Successor Substitute Trustee, Renee Thomas as Successor Substitute Trustee, Reva Rouchon-Harris as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

FILED

17 JUL 10 PM 1:13

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2017-36



4626543

A CERTIFIED COPY
Attest: JUL 10 2017
CARRIE GREGOR, County Clerk
Austin County, Texas
By *Patty Norman Leger*
Patty Norman Leger

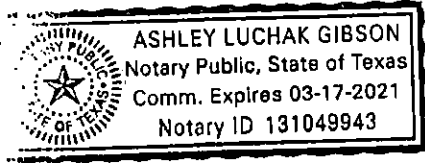
STATE OF TEXAS

COUNTY OF Wharton

Before me, the undersigned Notary Public, on this day personally appeared Ebbie Murphy as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 10 day of July, 2017.

[Handwritten Signature]
Notary Public
Signature



A CERTIFIED COPY
Attest: JUL 10 2017
CARRIE GREGOR, County Clerk
Austin County, Texas
By [Handwritten Signature]
Patty Norman Leger

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JULY 7, 2017

NOTE: Note described as follows:

Date: NOVEMBER 22, 2016
Maker: BI HOLDINGS, LLC AND BROWN INTERESTS, LLC
Payee: PIONEER BANK, SSB
Original Principal
Amount: \$575,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: NOVEMBER 22, 2016
Grantor: BI HOLDINGS, LLC
Trustee: Rex G. Baker, III
Beneficiary: PIONEER BANK, SSB
Recorded: Document No. 165134, Real Property Records, AUSTIN County, Texas

LENDER: PIONEER BANK, SSB

BORROWER: BI HOLDINGS, LLC AND BROWN INTERESTS, LLC

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN AUSTIN COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, INCLUDING PERSONAL PROPERTY, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon

FILED
17 JUL 10 PM 1:45
Carrie Heger
2017-37
COUNTY CLERK
AUSTIN COUNTY, TEXAS

and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: MEGAN RANDLE, DEBBY JURASEK, EBBIE MURPHY

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

AUGUST 1, 2017, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In AUSTIN County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: NOVEMBER 22, 2016
Grantor: BI HOLDINGS, LLC
Trustee: Rex G. Baker, III
Beneficiary: PIONEER BANK, SSB
Recorded: Document No. 165134, Real Property Records, AUSTIN County, Texas

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN AUSTIN COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, INCLUDING PERSONAL PROPERTY, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: MEGAN RANDLE, DEBBY JURASEK, EBBIE MURPHY

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of JULY 7, 2017**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

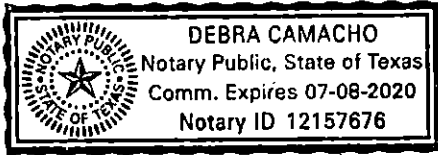
By: _____

Name: Michael P. Menton, Attorney for
PIONEER BANK, SSB

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on JULY 7, 2017.



Debra Camacho
Notary Public, State of Texas

Notice of Sale executed by:

Megan Randle
Name: Megan Randle

Substitute Trustee

EXHIBIT A

METES AND BOUNDS
DESCRIPTION
OF
22.174 ACRES
IN THE
JAMES TYLER HEIRS SURVEY, ABSTRACT 304
AUSTIN COUNTY, TEXAS
PARCEL NO. 1

BEING all that certain tract or parcel of land containing 22.174 acres of land, more or less, in the James Tyler Heirs Survey, Abstract 304, Austin County, Texas, same being out of the residue of that certain called 34.074 acre parcel as described by deed recorded in Clerk's File No. 063259 of the Official Records of Austin County, Texas, said 22.174 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/4 inch iron rod found for corner, same being the POINT OF BEGINNING and most southerly exterior corner of the tract herein described, same being a southerly exterior corner of the residue of said called 34.074 acre parcel, same being the most westerly southwest corner of that certain Third Tract called 100.00 acre parcel as described by deed recorded in Volume 355, Page 664 of the Deed Records of Austin County, Texas, same being in the northeasterly margin of Bernard Road (margin varies);

THENCE, with said northeasterly margin of Bernard Road, North 36 degrees 34 minutes 59 seconds West, a distance of 192.98 feet to an old fence angle post found for corner, same being in the northeasterly margin of said Bernard Road, and same being a southwesterly exterior corner of the tract herein described;

THENCE, continuing with said northeasterly margin of said Bernard Road, North 29 degrees 32 minutes 15 seconds West, a distance of 173.42 feet to a 1/4 inch iron rod set for corner, and same being a southwesterly exterior corner of the tract herein described;

THENCE, departing said northeasterly margin of said Bernard Road, North 62 degrees 09 minutes 38 seconds East, a distance of 488.62 feet to a 1/2 inch iron rod set for corner, and same being a southwesterly interior corner of the tract herein described;

THENCE, North 25 degrees 10 minutes 23 seconds West, a distance of 300.44 feet to a 1/2 inch iron rod set for corner, and same being a southwesterly interior corner of the tract herein described;

THENCE, North 82 degrees 36 minutes 30 seconds West, a distance of 302.90 feet to a 1/2 inch iron rod set for corner, and same being a southwesterly interior corner of the tract herein described;

THENCE, South 68 degrees 29 minutes 14 seconds West, a distance of 252.44 feet to a 1/2 inch iron rod set for corner, same being in the northeasterly margin of said Bernard Road, and same being a southwesterly exterior corner of the tract herein described;

THENCE, with said northeasterly margin of Bernard Road, North 24 degrees 37 minutes 22 seconds West, a distance of 26.59 feet to a fence angle post found for corner, and same being a southwesterly exterior corner of the tract herein described;

THENCE, continuing with said northeasterly margin of said Bernard Road, North 19 degrees 42 minutes 51 seconds West, a distance of 441.10 feet to a fence angle post found for corner, and same being a southwesterly exterior corner of the tract herein described;

↓ Continued
▲ Page 1 of 2

19 N. Miller Bellville, Texas 77418



1-979-865-8111 1-800-427-0783

Exhibit A

- ↓ Page 2 of 2
- ↓ Meter and Bounds Description of 22,174 Acres in the
- ↓ James Tyfoc Heins Survey, Abstract 304, Austin County, Texas
- ↓ Parcel No. 1

THENCE, continuing with said northeasterly margin of said Bernard Road, North 00 degrees 10 minutes 41 seconds East, a distance of 103.77 feet to a fence angle post found for corner, and same being a northwesterly exterior corner of the tract herein described;

THENCE, continuing with the southeasterly margin of said Bernard Road, North 41 degrees 37 minutes 33 seconds East, a distance of 303.93 feet to a 1/2 inch iron rod found for corner, same being a northwesterly exterior corner of the aforementioned residue of said called 34.074 acre parcel, same being the most southerly corner of that certain called 5.233 acre parcel as described by deed recorded in Volume 458, Page 317 of the Deed Records of Austin County, Texas, and same being a northwesterly exterior corner of the tract herein described;

THENCE, departing said northeasterly margin of said Bernard Road and with said common line, North 44 degrees 08 minutes 32 seconds East, a distance of 256.67 feet (called North 44 degrees 04 minutes 37 seconds East, 236.37 feet) to a 3/8 inch iron rod found for corner, same being a southeasterly exterior corner of said called 5.233 acre parcel, same being the most westerly northwest corner of that certain First Tract called 19.181 acre parcel as described by deed recorded in Volume 353, Page 628 of the Deed Records of Austin County, Texas, same being the most northerly corner of the residue of said called 34.074 acre parcel, and same being the most northerly corner of the tract herein described;

THENCE, with said common line, South 47 degrees 07 minutes 55 seconds East, a distance of 977.69 feet (called South 47 degrees 07 minutes 21 seconds East, 977.61 feet) to a 3/8 inch iron rod found for corner, same being a southwesterly exterior of said First Tract called 19.181 acre parcel, same being a northeasterly interior corner of the residue of said called 34.074 acre parcel, and same being a northeasterly interior corner of the tract herein described;

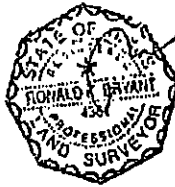
THENCE, continuing with said common line, South 31 degrees 06 minutes 07 seconds East, a distance of 342.03 feet (called South 31 degrees 06 minutes 07 seconds East, 342.02 feet) (Basis of Bearings) to a 1/2 inch iron rod found for corner, same being the most southerly corner of said First Tract called 19.181 acre parcel, same being in the northwesterly line of the aforementioned Third Tract called 100.00 acre parcel, same being the most easterly corner of the residue of said called 34.074 acre parcel, and same being the most easterly corner of the tract herein described;

THENCE, with said common line, South 42 degrees 58 minutes 00 seconds West, a distance of 1,132.73 feet (called South 43 degrees 00 minutes 00 seconds West, 1,133.24 feet) to the POINT OF BEGINNING of the tract herein described and containing 22,174 acres of land, more or less.
Please refer to Boundary Survey, Prepared by A-Survey, Inc., dated December 18, 2012.

PROJECT NO. 12184A - PARCEL NO. 1

DECEMBER 18, 2012

COMPILED BY:



19 N. Miller Bellville, Texas 77418

1 979 863-8111 1-800-427-8783

Survey No. 1 10020
2002063 1174 01

APPROVED: [Signature] COUNTY CLERK
I hereby certify that this instrument is a true and correct copy of the original as the same is recorded in the public records of Austin County, Texas.

Recorded in Public Records of Austin County, Texas

Andrea Cardenas

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JULY 7, 2017

NOTE: Note described as follows:

Date: FEBRUARY 24, 2016
Maker: BI HOLDINGS, LLC AND BROWN INTERESTS, LLC
Payee: PIONEER BANK, SSB SUCCESSOR-IN-INTEREST TO FIRST COMMUNITY BANK, N.A.
Original Principal
Amount: \$857,700.00

DEED OF TRUST: Deed of Trust described as follows:

Date: FEBRUARY 24, 2016
Grantor: BI HOLDINGS, LLC
Trustee: Douglas J. Harker
Beneficiary: PIONEER BANK, SSB SUCCESSOR-IN-INTEREST TO FIRST COMMUNITY BANK, N.A.
Recorded: Document No. 160887, Real Property Records, AUSTIN County, Texas

LENDER: PIONEER BANK, SSB SUCCESSOR-IN-INTEREST TO FIRST COMMUNITY BANK, N.A.

BORROWER: BI HOLDINGS, LLC AND BROWN INTERESTS, LLC

FILED

17 JUL 10 PM 1:46

Carrie Gregor

2017-38

COUNTY CLERK
AUSTIN COUNTY, TEXAS

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN AUSTIN COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, INCLUDING PERSONAL PROPERTY, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: MEGAN RANDLE, DEBBY JURASEK, EBBIE MURPHY

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

AUGUST 1, 2017, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In AUSTIN County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the

Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: FEBRUARY 24, 2016
Grantor: BI HOLDINGS, LLC
Trustee: Douglas J. Harker
Beneficiary: PIONEER BANK, SSB SUCCESSOR-IN-INTEREST TO FIRST COMMUNITY BANK, N.A.
Recorded: Document No. 160887, Real Property Records, AUSTIN County, Texas

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN AUSTIN COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, INCLUDING PERSONAL PROPERTY, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: MEGAN RANDLE, DEBBY JURASEK, EBBIE MURPHY

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of JULY 7, 2017**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

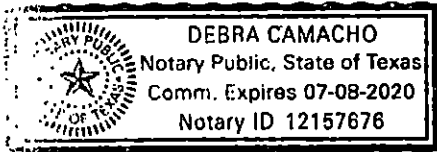
By: _____

Name: Michael P. Menton, Attorney for PIONEER BANK, SSB SUCCESSOR-IN-INTEREST TO FIRST COMMUNITY BANK, N.A.

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on JULY 7, 2017.



Debra Camacho
Notary Public, State of Texas

Notice of Sale executed by:

Megan Randle

Name: megan Randle

Substitute Trustee

EXHIBIT A

METES AND BOUNDS
DESCRIPTION
OF
22.174 ACRES
IN THE
JAMES TYLER HEIRS SURVEY, ABSTRACT 304
AUSTIN COUNTY, TEXAS
PARCEL NO. 1

BEING all that certain tract or parcel of land containing 22.174 acres of land, more or less, in the James Tyler Heirs Survey, Abstract 304, Austin County, Texas, same being out of the residue of that certain called 34.074 acre parcel as described by deed recorded in Clerk's File No. D62259 of the Official Records of Austin County, Texas, said 22.174 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/4 inch iron rod found for corner, same being the POINT OF BEGINNING and most southerly exterior corner of the tract herein described, same being a southerly exterior corner of the residue of said called 34.074 acre parcel, same being the most westerly southwest corner of that certain Third Tract called 100.00 acre parcel as described by deed recorded in Volume 353, Page 664 of the Deed Records of Austin County, Texas, same being in the northeasterly margin of Bernard Road (margin varies);

THENCE, with said northeasterly margin of Bernard Road, North 36 degrees 34 minutes 59 seconds West, a distance of 192.98 feet to an old fence angle post found for corner, same being in the northeasterly margin of said Bernard Road, and same being a southwesterly exterior corner of the tract herein described;

THENCE, continuing with said northeasterly margin of said Bernard Road, North 29 degrees 12 minutes 15 seconds West, a distance of 173.42 feet to a 1/4 inch iron rod set for corner, and same being a southwesterly exterior corner of the tract herein described;

THENCE, departing said northeasterly margin of said Bernard Road, North 62 degrees 09 minutes 38 seconds East, a distance of 488.62 feet to a 1/2 inch iron rod set for corner, and same being a southwesterly interior corner of the tract herein described;

THENCE, North 23 degrees 10 minutes 25 seconds West, a distance of 300.44 feet to a 1/2 inch iron rod set for corner, and same being a southwesterly interior corner of the tract herein described;

THENCE, North 82 degrees 36 minutes 30 seconds West, a distance of 302.90 feet to a 1/2 inch iron rod set for corner, and same being a southwesterly interior corner of the tract herein described;

THENCE, South 68 degrees 29 minutes 14 seconds West, a distance of 252.44 feet to a 1/2 inch iron rod set for corner, same being in the northeasterly margin of said Bernard Road, and same being a southwesterly exterior corner of the tract herein described;

THENCE, with said northeasterly margin of Bernard Road, North 24 degrees 37 minutes 22 seconds West, a distance of 26.59 feet to a fence angle post found for corner, and same being a southwesterly exterior corner of the tract herein described;

THENCE, continuing with said northeasterly margin of said Bernard Road, North 19 degrees 42 minutes 51 seconds West, a distance of 441.10 feet to a fence angle post found for corner, and same being a southwesterly exterior corner of the tract herein described;

↓ Continued
↓ Page 1 of 2

19 N. Miller Bellville, Texas 77418



1-979-865-8111 1-800-427-8783

Exhibit A

- ↓ Page 2 of 3
- ↓ Metes and Bounds Description of 22,174 Acres in the
- ↓ James Tylos Heirs Survey, Abstract 304, Austin County, Texas
- ↓ Parcel No. 1

THENCE, continuing with said northeasterly margin of said Bernard Road, North 00 degrees 10 minutes 41 seconds East, a distance of 103.77 feet to a fence angle post found for corner, and same being a northwesterly exterior corner of the tract herein described;

THENCE, continuing with the southeasterly margin of said Bernard Road, North 41 degrees 37 minutes 13 seconds East, a distance of 301.93 feet to a 1/2 inch iron rod found for corner, same being a northwesterly exterior corner of the aforementioned residua of said called 34.074 acre parcel, same being the most southerly corner of that certain called 5.233 acre parcel as described by deed recorded in Volume 438, Page 317 of the Deed Records of Austin County, Texas, and same being a northwesterly exterior corner of the tract herein described;

THENCE, departing said northeasterly margin of said Bernard Road and with said common line, North 44 degrees 08 minutes 32 seconds East, a distance of 256.67 feet (called North 44 degrees 04 minutes 37 seconds East, 256.37 feet) to a 3/8 inch iron rod found for corner, same being a southeasterly exterior corner of said called 5.233 acre parcel, same being the most westerly northwest corner of that certain First Tract called 19.181 acre parcel as described by deed recorded in Volume 353, Page 628 of the Deed Records of Austin County, Texas, same being the most northerly corner of the residua of said called 34.074 acre parcel, and same being the most northerly corner of the tract herein described;

THENCE, with said common line, South 47 degrees 07 minutes 55 seconds East, a distance of 977.69 feet (called South 47 degrees 07 minutes 21 seconds East, 977.61 feet) to a 3/8 inch iron rod found for corner, same being a southwesterly exterior of said First Tract called 19.181 acre parcel, same being a northeasterly interior corner of the residua of said called 34.074 acre parcel, and same being a northeasterly interior corner of the tract herein described;

THENCE, continuing with said common line, South 31 degrees 06 minutes 07 seconds East, a distance of 342.05 feet (called South 31 degrees 06 minutes 07 seconds East, 342.07 feet) (Basis of Bearings) to a 1/2 inch iron rod found for corner, same being the most southerly corner of said First Tract called 19.181 acre parcel, same being in the northwesterly line of the aforementioned Third Tract called 100.00 acre parcel, same being the most easterly corner of the residua of said called 34.074 acre parcel, and same being the most easterly corner of the tract herein described;

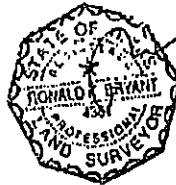
THENCE, with said common line, South 42 degrees 58 minutes 00 seconds West, a distance of 1,132.73 feet (called South 43 degrees 00 minutes 00 seconds West, 1,133.24 feet) to the POINT OF BEGINNING of the tract herein described and containing 22,174 acres of land, more or less.

Please refer to Boundary Survey, Prepared by A-Survey, Inc., dated December 18, 2012.

PROJECT NO. 12184A - PARCEL NO. 1

DECEMBER 18, 2012

COMPILED BY:



19 N. Miller Bellville, Texas 77418

1 979 865-8111 1-800-427-8783

Surveyor's Seal
Professional Land Surveyor

NOTICE: This is a true and correct copy of the original as recorded in the public records of Austin County, Texas.

Surveyor's Seal
Austin County, Texas

Andrea Cardenas