

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/29/2010
Grantor(s): MICHAEL L. DE FEE AND WIFE, KASEY M. DE FEE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR INTRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$83,435.00
Recording Information: Instrument 00255861
Property County: Val Verde
Property:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TEN (10), BLOCK ONE (1), AMISTAD PARK SUBDIVISION UNIT I TO THE CITY OF DEL RIO, TEXAS ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 47, MAP RECORDS, VAL VERDE COUNTY, TEXAS

Reported Address: 116 EDWARDS STREET, DEL RIO, TX 78840

FILED
On: Dec 27, 2016 at 08:25A

Receipt# - 132147

By *Yvonne A. Ramon* Deputy
Val Verde County, TX

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2017
Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE in Val Verde County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Val Verde County Commissioner's Court.

Substitute Trustee(s): Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

Nancy Jones

9926-N-2764

NT-2146993513-FC

PG1

POSTPKG

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

FILED
On: Dec 29, 2016 at 01:45P

Receipt# - 132230

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *Generosa Gracia-Ramon* Deputy

TS#: 15-14717

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/21/2014, **SALVADOR RAYAS, JR., A SINGLE MAN**, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL L. RIDDLE, as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$103,171.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 4/22/2014 as Volume 00283144, Book , Page , in Val Verde County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK H, SKYWAYS ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 96, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

Commonly known as: **1200 AVENUE U, DEL RIO, TX 78840**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Chris LaFond**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4604324

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 2/7/2017 at 10:00 AM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Val Verde County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The front steps of the Courthouse, being the front entrance**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

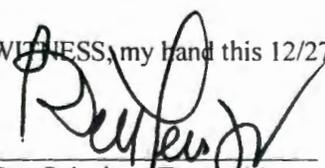
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 12/27/2016


By: Substitute Trustee(s)

Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Chris LaFond,
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice of Foreclosure Sale

January 11, 2017

Deed of Trust:

Dated: August 10, 2016

Grantor: Hortencia V. Mejia

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00297421 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") dated August 10, 2016 in the original principal amount of \$29,000.00, executed by Hortencia V. Mejia ("Borrower") and payable to the order of Lender.

Property: Lot 157 containing 1.081 acres of land, more or less Phase 3B, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #385A and #385B of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

Substitute Trustee's Address: 1301 S. Capital of Texas Highway, Suite A234; Austin, Texas 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's Address: P.O. Box 4688; Horseshoe Bay, Texas 78657

FILED
On: Jan 12, 2017 at 12:47P

Receipt# - 132413

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *[Signature]*

Foreclosure Sale:

Date: Tuesday, February 7, 2017

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.**

Place: Front steps of the Val Verde County Courthouse located at 400 Pecan Street, Del Rio, Texas 78840.

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 [Substitute] Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

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.

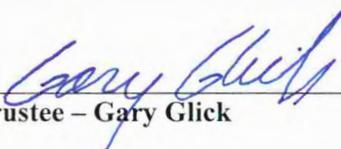
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The 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 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 Texas Property 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.


Trustee - Gary Glick

FILED
On: Jan 13, 2017 at 10:56A

Receipt# - 132430

Generosa Gracia-Roman
County Clerk, Val Verde County, TX

By *[Signature]*

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TWENTY-SIX (26), LUPITA SUBDIVISION NEAR THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN SLIDE 280-A, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/28/2005 and recorded in Document 0215701 real property records of Val Verde County, Texas.

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

Date: 02/07/2017

Time: 01:00 PM

Place: Val Verde County Courthouse, Texas at the following location: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TEXAS, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by SANDRA CASTILLO, provides that it secures the payment of the indebtedness in the original principal amount of \$75,211.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint BILLIE C. LEWIS, JR., CALVIN SPEER, WENDY SPEER, CHRIS LAFOND, MELODY SPEER OR BLAKE LEWIS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

[Signature]
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

[Signature]
BILLIE C. LEWIS, JR., CALVIN SPEER, WENDY SPEER,
CHRIS LAFOND, MELODY SPEER OR BLAKE LEWIS
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am Billie C. Lewis, Jr. Certificate of Posting
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on Jan. 13, 2016 I filed this Notice of Foreclosure Sale at the office of the Val Verde County Clerk and caused it to be posted at the location directed by the Val Verde County Commissioners Court.



Our File Number: 16-10499

Name: PABLO GALINDO AND JUANITA GALINDO, HUSBAND AND WIFE

Receipt# - 132437

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX

By *Maria Fuentes*, Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 22, 2005, PABLO GALINDO AND JUANITA GALINDO, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 0216352, in Book 942, at Page 174, in the DEED OF TRUST OR REAL PROPERTY records of VAL VERDE 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, FEBRUARY 7, 2017**, 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 VAL VERDE 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:

PART OF LOTS 2 AND 3 IN BLOCK A, OF THE HOLT ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN ON PLAT OF RECORD FILED IN VOLUME 2, PAGE 37, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 520 W 15TH STREET
DEL RIO, TX 78840

Mortgage Servicer: SETERUS, INC.

Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

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 13 day of January, 2017.

Calvin Speer
Calvin Speer, Melody Speer, Wendy Speer, Billie C. Lewis, Jr., Blake Lewis, Frederick Britton, Chris LaFond, Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

EXHIBIT "A"

PARTS OF LOTS 2 AND 3 IN BLOCK A, OF THE HOLT ADDITION TO THE CITY OF DUE RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN ON PLAT OF RECORD FILED IN VOL. 2, PAGE 37 OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake in the Southeast line of 15th Street from which point the North corner of said Lot 3, and the West corner of Lot 4, ARE: N.68°43'E. 13.0 ft., for the North corner of this tract;

THENCE S.21°17'E. 120.0 ft., to an iron stake in the Northwest line of Alley for the East corner of this tract;

THENCE S.68°43'W. 45.0 ft., with the Northwest line of Alley at 35.0 ft. pass the South corner of Lot 3, same being the East corner of Lot 2, to an iron stake for the South corner of this tract;

THENCE N.21°17'W. 120.0 ft., to an iron stake in the Southeast line of 15th Street for the West corner of this tract;

THENCE N.68°43'E. 65.0 ft., with the Southeast line of 15th Street; 10.0 ft. pass the West corner of Lot 3, same being the North corner of Lot 2 to the place of BEGINNING.

GP050175

*PL
JK*

FILED
On: Jan 17, 2017 at 10:12A

Receipt# - 132463

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By LM, Deputy

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF VAL VERDE §

Date: **January** 17, 2017

Deed of Trust ("Deed of Trust"):

Dated: December 22, 2006
Grantor: **BPV Investments, LLC nka Amistad Resorts, LLC**

Trustee: Ray A. Gonzales
5219 McPherson Rd.
Laredo, Texas 78041
Ph: (956) 723-2265
Fax: (956) 723-3136

Lender: FALCON INTERNATIONAL BANK
Recorded as: Document No. **0230991**, Volume **1033**, Page **466**, et seq., of the Official Public Records of Val Verde County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of **\$700,000.00**, executed by BPV Investments, LLC nka Amistad Resorts, LLC, and payable to the order of Lender, and all other indebtedness of BPV Investments, LLC nka Amistad Resorts, LLC to FALCON INTERNATIONAL BANK.

Modified by: Modification and Extension of Real Estate Note and Lien dated **January 20, 2010** recorded in Document No. **00256156**, of the Official Public Records of Val Verde County, Texas. Further Modified by Modification and Extension of Real Estate Note and Lien dated **July 31, 2014**. Further Modified by Modification and Extension of Real Estate Note and Lien dated **October 24, 2014**.

Property: **TRACT I:**
SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING A 5.97 ACRE TRACT OF LAND OUT OF SURVEY NO. 14, BLOCK 5, G.C. & S.F. Ry. CO. SURVEY, VAL VERDE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON BY METES AND BOUNDS DESCRIPTION ON SCHEDULE 1 ATTACHED HERETO AND MADE A PART HEREOF.

TRACT II:

BEING ALL OF LOTS ONE (1), TWO (2) AND THREE (3), IN BLOCK FOUR (4), OF THE AMISTAD HEIGHTS FIFTH FILING SUBDIVISION, AN ADDITION NEAR THE CITY OF DE RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 28, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

TRACT III:

BEING 10.013 ACRES, MORE OR LESS, BEING A REPLAT OF THE WESTERLY 10.013 ACRES OF THE GENE V. HAVERLUH AND ANTONIA L.W. HAVERLUH TRACT OF 79.278 ACRES IN SURVEY 14, BLOCK 5, G.C. & S.F. RR.CO., ACCORDING TO THE PLAT OF RECORD IN SLIDE 158, SIDE B, OF THE MAP RECORD OF VAL VERDE COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.56 ACRE TRACT OF LAND AS DESCRIBED IN DEED DATED AUGUST 17, 1973 RECORDED IN VOLUME 259, PAGE 274, OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS TO WHICH DEED REFERENCE IS MADE FOR A DESCRIPTION OF SAID 0.56 ACRE TRACT.

Substitute Trustee: Noe A. Rodriguez
476 South Bibb Ave.
Eagle Pass, Texas 78852
Ph: (830) 773-0295
Fax: (830) 773-0367

Foreclosure Sale:

Date: Tuesday, February 7, 2017

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 p.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 (3) hours after that time on Tuesday, February 7, 2017.

Place: Val Verde County Courthouse in Del Rio, Val Verde County, Texas, in the area designated by the County Commissioners Court (at front steps of the main entrance to the Val Verde County Courthouse, 400 Pecan St., Del Rio, Val Verde 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 FALCON INTERNATIONAL BANK's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Additionally, written notice of the proposed sale was served by certified mail, return receipt requested, on Debtor and by certified mail, return receipt requested, on every other party obligated to pay the Indebtedness according to the records of Lender, at least 21 days preceding the date of sale, such service having been completed by deposit of the notice enclosed in a prepaid wrapper, properly addressed to each such party at the most recent address of such party as shown by the records of Lender in a post office or official depository under the care and custody of the United States Postal Service.

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, FALCON INTERNATIONAL BANK, the owner and holder of the Note, has requested Noe A. Rodriguez, Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal Notice is hereby given of FALCON INTERNATIONAL BANK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with FALCON INTERNATIONAL BANK's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Noe A. Rodriguez, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

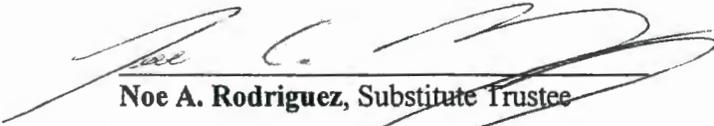
If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 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/Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

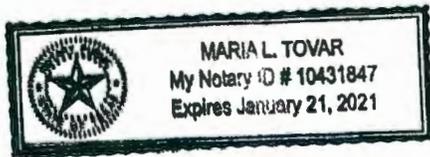
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

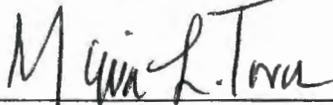
Pursuant to section 51.0075(a) of The Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

“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.”


Noe A. Rodriguez, Subtitate Trustee

Subscribed and sworn before me on this 17 day of January, 2017.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

Richard E. Haynes, II
6909 Springfield Ave., Suite 200
Laredo, Texas 78041

SCHEDULE 1

Situated in Val Verde County, Texas, and being a 5.97 acre tract of land out of Survey 14, Block 5, G.C. & S.F. Ry. Co. Survey, Val Verde County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point of intersection of the North right-of-way line of U.S. Highway No. 90 and a Northern extension of the East right-of-way line of Hubert Drive in Amistad Heights 2nd Filing, for the Southwest corner of this tract, from which point the Southwest corner of Survey 14, Block 5, G.C. & S.F. Ry. Co. Survey, Val Verde County, Texas, bears South 89 degrees 50 minutes West 709.9 feet and South 00 degrees 57 minutes West 2154'. Thence North 00 degrees 10 minutes West on said extension of the East right-of-way line of Hubert Drive 520' to a point for the Northwest corner of this tract; THENCE North 89 degrees 50 minutes East 500' to a point for the Northeast corner of this tract; THENCE south 00 degrees 10 minutes East 520' to a point in the said North right-of-way line of U.S. Highway 90 for the Southeast corner of this tract; THENCE South 89 degrees 50 minutes West with said North right-of-way line of U.S. Highway 90, 500' to the PLACE OF BEGINNING, and containing 5.97 acres of land. And being the same property as described by deed dated August 16, 1975, recorded in Vol. 287, pages 346 et seq., of the Deed Records of Val Verde County, Texas.

And being the same lands as conveyed by Deed dated June 28, 1990, recorded in Volume 527, Pages 272-275, Deed Records, Val Verde County, Texas.

NOTICE OF FORECLOSURE 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.

DATE: January 13, 2017

RENEWAL, EXTENSION, AND MODIFICATION OF NOTE AND DEED OF TRUST:

Date: September 4, 2013
Obligor: Donald L. Jowers, Trustee of Clorene C. Mayes Irrevocable Trust
Payee: Allegiance Bank f/d/b/a Enterprise Bank (the "Renewed Note")

NOTE:

Date: January 13, 2012
Maker: Donald L. Jowers, Trustee of Clorene C. Mayes Irrevocable Trust
Payee: Allegiance Bank f/d/b/a Enterprise Bank
Original Principal Amount: \$105,000.00

FILED
On: Jan 17, 2017 at 10:24A
Receipt# - 132465

DEED OF TRUST:

Date: January 13, 2012
Grantor: Donald L. Jowers, Trustee of Clorene C. Mayes Irrevocable Trust
Trustee: Herman Duhr, Jr.
Beneficiary: Allegiance Bank f/d/b/a Enterprise Bank
Recorded: Document No. 00268783 of the Official Public Records of Val Verde County, Texas

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *[Signature]* Deputy

LENDER: Allegiance Bank f/d/b/a Enterprise Bank

BORROWER: Donald L. Jowers, Trustee of Clorene C. Mayes Irrevocable Trust

PROPERTY: The real property described as follows:

Real Property (including any improvements): Situated in Val Verde County, Texas and being 726.9 acres of land, more or less, being more fully described by metes and bounds on attached Exhibit "A."

SUBSTITUTE TRUSTEE: J. David Dickson

Substitute Trustee's Mailing Address:

Beard, Kultgen, Brophy, Bostwick & Dickson, LLP
Attn: J. David Dickson

220 South Fourth Street
Waco, Texas 76701

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

February 7, 2017, the first Tuesday of the month, to commence at 1:00 p.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

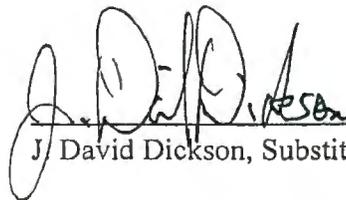
RECITALS

Default has occurred in the payment of the Renewal, Extension, and Modification of Real Estate Note and Deed of Trust (the "Renewed Note") and in the performance of the obligations under the Deed of Trust that secures the Renewed Note. Because of this default, Lender, the owner and holder of the Renewed Note and the Deed of Trust 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.

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."

EXECUTED as of January 13, 2017.



J. David Dickson, Substitute Trustee

“ EXHIBIT A ”

FIELD NOTES-DESCRIPTION FOR 726.9 ACRES OUT OF LOT NO. 1 OF RIO GRANDE RIVER RANCH IN VAL VERDE COUNTY, TEXAS

Being all of a certain tract or parcel of land comprising approximate acreage one of various Original Patent Surveys in Val Verde County, Texas as follows:

| Survey No. | Block No. | Survey | Abstract No. | Acres |
|------------|-----------|---------------------|--------------|-------|
| 1 | | L. Billings | 4094 | 24.0 |
| 23 | D-13 | O.C. & S.F. Ry. Co. | 710 | 20.1 |
| 25 | D-13 | O.C. & S.F. Ry. Co. | 704 | 289.4 |
| 26 | D-13 | L. Billings | 3766 | 367.7 |
| 47 | S-2 | E.L. & R.R. Ry. Co. | 1595 | 23.6 |
| 84 | S-2 | C. Coats | 3772 | 2.1 |

part of Lot No. 1 of Rio Grande River Ranch, a subdivision of record in Slide 39, Page 78 of the Map Records of Val Verde County, Texas, and being more particularly described by notes and bounds as follows;

BEGINNING at a stake in a fence for the northeast corner of the herein described tract, the northeasterly common corner of Lots No. 1 and No. 2, in the southwest right-of-way line of U.S. Highway 90, which point bears 4342.3 ft. N.20°38'57"E. from a stone mound at the southeast corner of said Survey No. 25;

THENCE, along the common line between said Lots No. 1 and No. 2, S.54°29'23"W. 4338.39 ft. to an iron stake at the northwesterly common corner of Lots No. 2 and No. 3;

THENCE, along the common line between said Lots No. 1 and No. 3, S.54°29'23"W. 1473.30 ft. to a P.K. nail at the northerly common corner of Lots No. 3 and No. 4;

THENCE, along the common line between said Lot No. 1 and No. 4, each point marked with a railroad spike unless stated otherwise: S.85°01'10"W. at 1672.74 ft. passing a railroad spike for reference, then continuing for a total distance of 2719.57 ft. to a 60 "d" nail; S.10°44'24"E. 694.56 ft.; S.47°11'03"W. 460.77 ft.; N.72°34'08"W. 1370.56 ft.; and S.79°12'45"W. 333 ft. to an unmarked point for the westerly southwest corner of the herein described tract, the westerly common corner of said Lots No. 1 and No. 4, in the northeasterly line of 199.84 acres conveyed to the United States of America from T. Lee Billings, et ux, as Parcel V-60-B-1 in a Warranty Deed executed the 7th day of April, 1969 and recorded in Volume 208 at Page 113 of the Deed Records of Val Verde County, Texas;

THENCE, along the southwest line of said Lot No. 3, the northerly line of said 199.84 acres, along the meanders of the 1144.3 ft. elevation contour as shown on the International Boundary and Water Commission Plat AP-38-A, Sheets 1 and 2, of record in Volume 3 at Pages 146 and 147, Map Records of Val Verde County, Texas, to the westerly northwest corner of the herein described tract;

THENCE, upon, over and across said Lot No. 1, each point marked with a 4" iron stake; N.61°27'06"E. 500 ft.; S.84°02'54"E. 1037.09 ft.; and N.27°40'12"E. 1174.70 ft. to the northerly northwest corner of the herein described tract in or near a fence along the north line of said Lot No. 1, the southwest right-of-way line of said U.S. Highway 90;

THENCE, with or near a fence along the north line of said Lot No. 1, the southwest right-of-way line of said U.S. Highway 90, each point marked with a concrete right-of-way marker: S.77°19'48"E. 1493.67 ft.; S.64°00'50"E. 203.93 ft.; S.77°19'30"E. 99.99 ft.; N.80°52'19"E. 107.69 ft.; S.77°19'30"E. 1999.84 ft.; S.66°42'02"E. 677.13 ft.; S.77°24'03"E. 299.86 ft.; S.85°49'27"E. 508.38 ft.; and S.77°19'03"E. 2221.03 ft. to the PLACE OF BEGINNING containing 726.9 acres of land, more or less, within these notes and bounds.

I hereby certify that these field notes are an accurate description of the property contained therein as determined by a survey made on the ground under my direction and supervision, and that all property corners are as stated; the 1144.3 ft. elevation contour was not surveyed on the ground, but located using the International Boundary and Water Commission Plat referenced hereinabove.

Dated this 15th day of May, 1992

Don W. Voelkel

Don W. Voelkel
Registered Professional Land Surveyor No. 3990

00268783



EXHIBIT "A"

NOTICE OF FORECLOSURE 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.

DATE: January 13, 2017

RENEWAL, EXTENSION, AND MODIFICATION OF NOTE AND DEEDS OF TRUST:

Date: November 2, 2015
Maker: Charles Cameron
Payee: Allegiance Bank f/d/b/a Enterprise Bank
Aggregate Renewed Principal Balance: \$364,913.69 (the "Renewed Note")

DEEDS OF TRUST:

(1)

Date: March 16, 2009
Grantor: Charles Cameron
Trustee: Stephen R. Fontaine
Beneficiary: Allegiance Bank f/d/b/a Enterprise Bank
Recorded: Document No. 00250305 of the Official Public Records of Val Verde County, Texas

FILED
On: Jan 17, 2017 at 10:24A
Receipt# - 132465
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *Ymme Orr* Deputy

(2)

Date: April 13, 2006
Grantor: Charles Cameron and Linda Kay Flander
Trustee: Stephen R. Fontaine
Beneficiary: Allegiance Bank f/d/b/a Enterprise Bank
Recorded: Document No. 00225408 of the Official Public Records of Val Verde County, Texas

(3)

Date: November 1, 2006
Grantor: Charles Cameron and Linda Kay Flander
Trustee: Stephen R. Fontaine
Beneficiary: Allegiance Bank f/d/b/a Enterprise Bank

Recorded: Document No. 00230408 of the Official Public Records of Val Verde County, Texas

LENDER: Allegiance Bank f/d/b/a Enterprise Bank

BORROWER: Charles Cameron and Linda Kay Flander

PROPERTY: The real property described as follows:

Tract One

A 1551.535 acre tract of land, more or less, situated in Val Verde County, Texas, more particularly described in Exhibit "A" attached hereto.

Tract Two

A 1335.000 acre tract of land, more or less, situated in Val Verde County, Texas, more particularly described in Exhibit "B" attached hereto.

SUBSTITUTE TRUSTEE: J. David Dickson

Substitute Trustee's Mailing Address:

Beard, Kultgen, Brophy, Bostwick & Dickson, LLP
Attn: J. David Dickson
220 South Fourth Street
Waco, Texas 76701

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

February 7, 2017, the first Tuesday of the month, to commence at 1:00 p.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

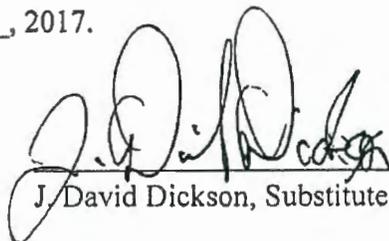
RECITALS

Default has occurred in the payment of the Renewed Note and in the performance of the obligations under the Deeds of Trust that secures the Renewed Note. Because of this default, Lender, the owner and holder of the Renewed Note and the Deeds of Trust liens under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deeds 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 Deeds 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 Deeds of Trust and to any permitted exceptions to title described in the Deeds 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 Deeds of Trust.

The Property will be sold "AS IS, WHERE IS, AND WITH ALL FAULTS."

EXECUTED as of January 13, 2017.



J. David Dickson, Substitute Trustee

After recording, please return to:

Beard, Kultgen, Brophy, Bostwick & Dickson, LLP
Attn: J. David Dickson
220 South Fourth Street
Waco, Texas 76701

EXHIBIT "A"

KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 246 D'HANIS, TEXAS 78850
Office: 830-363-7331 Fax: 830-363-7441

FOR DEED TO CHARLES E. CAMERON
1551.535 ACRE TRACT

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)

Field Notes of a perimeter/boundary survey of 1551.535 acres of land, made
for Southwest Livestock & Trucking Co., et. al.

Said 1551.535 acre tract of land lying and being situated two miles
northwest of Langtry, in Val Verde County, Texas; about fifty-five miles
N 50' W of the City of Del Rio, the County Seat, and containing acreages in
the various original Surveys, mostly within the E. L. & R. R. R.R. Co., Block
D-8, as follows:

| Sur. No. | Original Grantee | Block | Abst. No. | Cert. No. | Acres |
|-------------|--|-------|-----------|-----------|--------------|
| 98 | E.L. & R.R. R.R. Co. (J. M. Graham) | D-8 | 2906 | 1777 | 6.120 |
| 99 | E.L. & R.R. R.R. Co. | D-8 | 340 | 1778 | 611.974 |
| 100 | E.L. & R.R. R.R. Co. (W. L. Babb) | D-8 | 3110 | 1778 | 24.642 |
| 102 | E.L. & R.R. R.R. Co. (I. F. & J. W. Ingram) | D-8 | 3845 | 1779 | 0.010 |
| 103 | E.L. & R.R. R.R. Co. | D-8 | 359 | 1780 | 7.561 |
| 104 | E.L. & R.R. R.R. Co. (W. L. Babb) | D-8 | 3111 | 1780 | 387.536 |
| 105 | E.L. & R.R. R.R. Co. | D-8 | 341 | 1781 | 299.912 |
| 106 | E.L. & R.R. R.R. Co. (W. L. Babb) | D-8 | 3112 | 1781 | 203.243 |
| 621 | Torres Irrig. & Mfg. Co. | --- | 1355 | 25 | 10.537 |
| Total | | | | | 1551.535 Ac. |

said 1551.535 acre tract being a west middle portion of a called 9297.5 acres
of land, as conveyed to Southwest Livestock & Trucking Co., by John Ingram
Wardlaw, et. ux., by Exchange Deed dated December 28, 1989, and recorded in
Vol. 519, Pages 359-362, of the Deed Records of said Val Verde County, Texas;
and a small northwest portion of the same property conveyed to Joe E. and
Homer D. Hargrove, by John Ingram Wardlaw, et. ux., by General Warranty Deed
with vendor's Lien dated December 28, 1989, and recorded in Vol. 519, Pages
353-358, of the Deed Records of said County. Said 1551.535 acre tract being
bounded on the north, from west to east, by the Melvin J. Grahmann, Stanley
J. Grahmann, and Bobby L. Holly 700.000 acre tract, as recorded in Vol. 732,
Pages 824-829, of the Official Public Records of said County, and the Charles
E. Cameron 1335.000 acre tract, as recorded in Vol. 730, Pages 555-561, of
the Official Public Records of said County; on the east by the west R.O.W.
line of a county-maintained gravel/caliche road (known as the Pandale-Langtry
Road) ratified as a county road by affidavit recorded in Vol. 559, Page 256,
of the Deed Records of said County; on the south and southwest by the David
W. Winters 393.587 acre tract, as recorded in Vol. 739, Pages 794-803, of the
Official Public Records of said County, same being in most part the east and
northeast R.O.W. line of a private gravelled road (leading from Langtry to
Winters Ranch); and on the west by the David W. Winters Property, as recorded
in Vol. 604, Pages 775-778, of the Official Public Records of said Val Verde
County. Said 1551.535 acre tract being more fully described by metes and
bounds, as follows:

BEGINNING at a 5/8" Steel Pin set in fence, in the west line of said

Cont. Page 2 of 4, Southwest Livestock & Trucking Co. - 1551.535 acre tract.

Sur. No. 100, the east line of Sur. No. 91, E. L. & R. R. R.R. Co. Block D-8, in the east line of said Winters property (Vol. 604, Page 775, O.P.R.), the west line of said 9297.5 acres, at the S.W. corner of said Grahmann/Holly 700.000 acre tract, for the N.W. corner of this tract; said 5/8" Steel Pin being distant 219.91 ft. N 01° 09' 22" W (with said fence/property/survey line) of a small rock mound found in fence (set 5/8" Steel Pin in mound in fence), with rock in mound marked "N.E. 98", at the common corner of the following four original surveys, viz: the N.E. corner of said Sur. No. 98; the S.E. corner of said Sur. No. 91; the S.W. corner of said Sur. No. 100; and the N.W. corner of said Sur. No. 99, all of the E. L. & R. R. R.R. Co. Block D-8;

THENCE leaving fence, said survey line, the east line of said Winters Property, and the west line of said 9297.5 acres, and with the south line of said 700.000 acre tract, along the upper north side of this tract, N 82° 06' 36" E (line staked with 5/8" Steel Pins) 4880.43 ft. to a 5/8" Steel Pin set in the west line of said Cameron 1335.000 acre tract, at the S.E. corner of said 700.000 acre tract, for the N.N.E. corner of this tract;

THENCE with the west line of said 1335.000 acre tract, along the upper east side of this tract, S 01° 35' 57" E (line staked with 5/8" Steel Pins), at 219.92 ft. cross the south line of said Sur. No. 100, the north line of said Sur. No. 99; total 1825.26 ft. to a 5/8" Steel Pin set in fence, at the S.W. corner of said 1335.000 acre tract, for the northeast re-entrant corner of this tract;

THENCE with fence and the south side of said 1335.000 acre tract, along the lower north side of this tract, with 5/8" Steel Pins set at fence corner posts, at corners, as follows:

N 67° 21' 05" E, at 458.74 ft. cross the east line of said Sur. No. 99, the west line of said Sur. No. 104; total 688.64 ft.;
N 75° 26' 24" E 474.77 ft.;
N 75° 19' 58" E, passing under electric transmission lines bearing S 06° 08' 49" W across this described property, 3334.26 ft.; and

THENCE N 75° 20' 35" E, passing under electric transmission lines bearing S 83° 00' 46" E across the E.N.E. corner of this described property; at 1396.21 ft. cross the east line of said Sur. No. 104, the west line of said Sur. No. 103; at 1864.49 ft. cross the north line of said Sur. No. 103, the south line of said Sur. No. 102; total 1226.83 ft. to a 5/8" Steel Pin set flush with ground under a wire gap, in the west R.O.W. line of said county-maintained Pandale-Langtry road, at the S.E. corner of said 1335.000 acre tract, for the E.N.E. corner of this tract;

THENCE leaving fence, and with the west R.O.W. line of said county-maintained road, 30.0 ft. west of and parallel to its approximate centerline, along the easternmost and lower east side of this tract, with 5/8" Steel Pins set at corners, as follows:

S 01° 13' 26" W, at 14.85 ft. re-cross the south line of said Sur. No. 102, the north line of said Sur. No. 103; re-passing under said electric transmission lines bearing S 83° 00' 46" E; total 284.70 ft.;
S 24° 09' 45" W, passing under electric transmission lines bearing N 28° 40' 25" W into this described property, 233.85 ft.;
S 31° 01' 53" W 445.88 ft.;
S 41° 42' 14" W 166.72 ft.;
S 53° 03' 40" W, at 61.66 ft. re-cross the west line of said Sur. No. 103, the east line of said Sur. No. 104; total 702.81 ft.;
S 40° 17' 58" W 144.25 ft.;
S 28° 19' 58" W 460.04 ft.;
S 10° 20' 04" W 1898.12 ft.;
S 33° 18' 16" W 268.66 ft.;
S 40° 19' 16" W 297.25 ft.;
S 34° 35' 54" W 206.55 ft.;
S 22° 17' 57" W 259.08 ft.;
S 16° 15' 52" W, re-passing under said electric transmission lines bearing S 06° 08' 49" W, 162.57 ft.;

Cont. Page 3 of 4, Southwest Livestock & Trucking Co. - 1551.535 acre tract.

S 04° 36' 15" W, re-passing under last-mentioned electric transmission lines, 455.87 ft.;
No. 104, the north line of said Sur. No. 105; total 497.59 ft.;
S 03° 01' 36" W, at 186.40 ft. cross the south line of said Sur. No. 104, the north line of said Sur. No. 105; total 497.59 ft.;
S 03° 39' 38" E 949.05 ft.;
S 06° 50' 06" E 215.18 ft.;
S 11° 04' 21" E 314.79 ft.;
S 04° 45' 34" E 1301.47 ft.;
N 04° 26' 34" W into this described property, 718.36 ft.;
S 02° 01' 23" W 501.34 ft.;
Sur. No. 105, the north line of said Sur. No. 621, same being a south line of said 9297.5 acres, a north line of said Joe E. and Homer D. Hargrove property, now entering said Hargrove property; total 345.98 ft.;
S 31° 00' 16" W 131.14 ft.;
S 44° 12' 49" W 276.39 ft.;
S 25° 48' 01" W 150.08 ft.; and

THENCE S 06° 08' 34" W 123.13 ft. to a 5/8" Steel Pin set in the west R.O.W. line of said county-maintained road, at the E.N.E. corner of said Winters 393.587 acre tract, for the S.E. and southernmost corner of this tract;

THENCE leaving the west R.O.W. line of said county-maintained road, and with the lower north line of said 393.587 acre tract, along the lower south side of this tract, N 52° 29' 13" W 717.64 ft. to a 5/8" Steel Pin set in the west line of said Sur. No. 621, the lower east line of said Sur. No. 105, same being a west line of said Joe E. and Homer D. Hargrove property, an east line of said 9297.5 acres, for corner, and S 89° 02' 31" W, leaving said survey/property line, re-entering said 9297.5 acre tract, and passing over the saddle of a mountain ridge, 1478.25 ft. to a 5/8" Steel Pin set in the northeast R.O.W. line of said private (Winters) gravelled road, at a point 30.0 ft. north of its approximate centerline, at a north re-entrant corner of said 393.587 acre tract, for the S.S.W. corner of this tract;

THENCE with the east, north, and northeast R.O.W. line of said private gravelled road, 30.0 ft. east, north, and northeast of and parallel to its approximate centerline, along the upper east, north, and northeast sides of said 393.587 acre tract, and with the lower west, upper south, and southwest sides of this tract, with 5/8" Steel Pins set at corners, as follows:

N 75° 18' 07" W 265.75 ft.;
105, the east line of said Sur. No. 106; total 186.63 ft.;
N 59° 57' 29" W, at 92.95 ft. cross the west line of said Sur. No. 105, the east line of said Sur. No. 106; total 186.63 ft.;
N 43° 54' 44" W 324.17 ft.;
N 29° 06' 09" W 235.91 ft.;
N 09° 41' 05" W 285.63 ft.;
N 04° 50' 14" E 236.85 ft.;
N 15° 41' 44" W 356.27 ft.;
N 13° 37' 46" E 181.73 ft.;
N 41° 41' 19" E 359.22 ft.;
N 15° 54' 20" E 180.28 ft.;
N 05° 52' 03" W 138.56 ft.;
N 30° 34' 00" W 227.41 ft.;
N 49° 33' 03" W 174.57 ft.;
N 72° 11' 58" W 198.20 ft.;
N 80° 37' 28" W 1579.21 ft.;
N 80° 38' 54" W 1624.55 ft.;
N 49° 59' 15" W 331.75 ft.;
N 26° 53' 34" W 1237.46 ft.;
N 43° 23' 55" W, at 337.73 ft. cross the north line of said Sur. No. 106, the south line of said Sur. No. 99; total 1004.84 ft.; and

THENCE N 63° 18' 14" W 95.65 ft. to a 5/8" Steel Pin set in a north/south fence, in the northeast R.O.W. line of said private gravelled road, at a point 30.00 ft. northeast of its approximate centerline, in the northeast line of said Winters 393.587 acre tract, the east side of said

Cont. Page 4 of 4, Southwest Livestock & Trucking Co. - 1551.535 acre tract.

Winters property (as fenced), and the west side of said 9297.5 acres (as fenced), for a S.W. corner of this tract; said 5/8" Steel Pin being distant 5.16 ft. S 63° 10' 14" E (with said road R.O.W. line and the northeast line of said 393.587 acre tract) of another 5/8" Steel Pin set at the N.W. corner of said 393.587 acre tract, in the east line of said Sur. No. 98, the west line of said Sur. No. 99;

THENCE leaving said private road and the northeast line of said Winters 393.587 acre tract, and with said fence and the east side of said Winters Property (as fenced), along the west side of said 9297.5 acres (as fenced), and the upper west side of this tract, with 5/8" Steel Pins set at fence corner posts, unless otherwise noted, at corners, as follows:

N 01° 03' 56" W 469.18 ft.;

N 72° 15' 58" W, at 9.20 ft. cross the west line of said Sur. No. 99, the east line of said Sur. No. 98; total 147.14 ft.;

N 00° 13' 49" E 1250.35 ft. to a 5/8" Steel Pin set at a 3-way fence corner post, for corner;

N 00° 22' 41" E 1456.48 ft.;

N 00° 05' 54" E 1418.45 ft. to a small rock mound (set 5/8" Steel Pin in mound in fence), with rock in mound marked "N.E. 98", found in fence, at the common corner of the following four original Surveys, viz: the N.E. corner of said Sur. No. 98; the S.E. corner of said Sur. No. 91; the S.W. corner of said Sur. No. 100; and the N.W. corner of said Sur. No. 99, all of the E. L. & R. R. R.R. Co. Block D-8; for corner; and

THENCE N 01° 09' 22" W, continuing with fence, now with the east line of said Sur. No. 91, the west line of said Sur. No. 100, 219.91 ft. to the place of BEGINNING:

NOTE: Bearings noted are true geodetic bearings established by control from National Geodetic Survey Triangulation Station "Tippetts 1918-1932", located approximately five and one-half miles E.N.E. of this described property.

Surveyed: November 1 - December 10, 1999.

Field Crew Personnel: Spencer J. Burrell
Thomas S. Lutz

THE STATE OF TEXAS)
COUNTY OF MEDINA)

I, Hilmar A. Koch, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the foregoing Field Notes description and accompanying plat correctly represent an actual survey made under my supervision, on the ground, on the date given.



Hilmar A. Koch
Registered Professional
Land Surveyor No. 2082

EXHIBIT "B"

Field Notes of a perimeter survey of 1335.000 acres of land, made for
Southwest Livestock & Trucking Co. et. al.

Said 1335.000 acre tract of land lying and being situated three miles north of Langtry, in Val Verde County, Texas; about fifty-five miles N 50° W of the City of Del Rio, the County Seat, and containing acreages in the various original surveys, all within the E. L. & R. R. R.R. Co., Block D-8, as follows:

| Sur. No. | Original Grantee | Block | Abst. No. | Cert. No. | Acres |
|-------------|--|-------|-----------|-----------|----------------|
| 87 | E.L. & R.R. R.R. Co. | D-8 | 356 | 1772 | 61.003 |
| 88 | E.L. & R.R. R.R. Co. (I.F. & J.W. Ingram) | D-8 | 3844 | 1772 | 398.939 |
| 89 | E.L. & R.R. R.R. Co. | D-8 | 357 | 1773 | 23.433 |
| 99 | E.L. & R.R. R.R. Co. | D-8 | 340 | 1778 | 15.043 |
| 100 | E.L. & R.R. R.R. Co. (W. L. Babb) | D-8 | 3110 | 1778 | 54.776 |
| 101 | E.L. & R.R. R.R. Co. | D-8 | 358 | 1779 | 649.083 |
| 102 | E.L. & R.R. R.R. Co. (I.F. & J.W. Ingram) | D-8 | 3845 | 1779 | 40.278 |
| 103 | E.L. & R.R. R.R. Co. | D-8 | 359 | 1780 | 0.583 |
| 104 | E.L. & R.R. R.R. Co. (W. L. Babb) | D-8 | 3111 | 1780 | <u>91.862</u> |
| Total | | | | | 1335.000 Acres |

Said 1335.000 acre tract being a middle portion of a called 9297.5 acres of land, as conveyed to Southwest Livestock & Trucking Co., by John Ingram Wardlaw, et. ux., by Exchange Deed dated December 28, 1989, and recorded in Vol. 519, Pages 359-362, of the Deed Records of said Val Verde County, Texas. Said 1335.000 acre tract being bounded on the east by the west R.O.W. line of a county-maintained gravel/caliche road (known as the Pandale-Langtry Road -- 60.00 ft. wide R.O.W.) and a remainder of said 9297.5 acres of land; on the south by a remainder of said 9297.5 acres of land; on the west by the east sides of a 284.139 acre tract and a 700.000 acre tract (west middle portions of said 9297.5 acres of land); and on the north by the Melvin J. Grahmann, Stanley J. Grahmann, and Bobby L. Holly 1788.861 acre tract, as recorded in Vol. 721, Pages 412-416, of the Official Public Records of said Val Verde County. Said 1335.000 acre tract being more fully described by metes and bounds, as follows:

BEGINNING at a 5/8" Steel Pin set at a fence post, in fence, on top of a hill, in the south side of said Grahmann/Holly 1788.861 acre tract, for the N.E. corner of said 700.000 acre tract, and the N.W. corner of this tract; said 5/8" Steel Pin being distant 5156.37 ft. N 67° 35' 42" E (with fence and said tract line) of another 5/8" Steel Pin set at a 3-way fence corner post, at the N.W. corner of said 700.000 acre tract, the S.W. corner of said Grahmann/Holly 1788.861 acre tract; with said beginning 5/8" Steel Pin also being distant 5236.47 ft. N 65° 28' 16" E of an old rock mound, with rock in mound marked "S.E. 90 - N.E. 91" (marks dim; but visible), found in fence, at the common corner of the following four original surveys, viz: the N.E. corner of Sur. No. 91; the S.E. corner of Sur. No. 90, W. L. Babb; the S.W. corner of said Sur. No. 89; and the N.W. corner of said Sur. No. 100, all of

said E. L. & R. R. R.R. Co. Block D-8;

THENCE with fence, and the south line of said 1788.861 acre tract, along the north side of this tract, N 68° 07' 56" E, at 507.23 ft. cross the east line of said Sur. No. 89, the west line of said Sur. No. 88; total 3207.90 ft. to a 5/8" Steel Pin set at a fence post, on top of a hill, for corner, and N 68° 10' 38" E, passing under electric transmission lines bearing S 06° 08' 23" W across this described property; at 2944.43 ft. cross the east line of said Sur. No. 88, the west line of said Sur. No. 87; total 2991.01 ft. to a 5/8" Steel Pin set in fence, 30.00 ft. west of the approximate centerline of said county-maintained gravel/caliche road, at the S.E. corner of said Grahmann/Holly 1788.861 acre tract, for the N.E. corner of this tract;

THENCE leaving fence, and with the east side of this tract, 30.00 ft. west of the approximate centerline of said county-maintained gravel/caliche road, crossing and re-crossing Eagle Nest Creek, with 5/8" Steel Pins set at corners, as follows:

S 38° 28' 25" E 376.63 ft.;
S 23° 36' 22" E 182.97 ft.;
S 16° 04' 13" E 665.61 ft.;
S 21° 56' 35" E 477.07 ft.;
S 13° 06' 49" E 213.88 ft.;
S 07° 36' 02" E 383.82 ft.;
S 06° 08' 05" E 858.15 ft.;
S 02° 13' 36" W 199.63 ft.;
S 11° 02' 05" W 496.22 ft.;
S 22° 29' 08" W 221.71 ft.;
S 40° 01' 53" W 272.26 ft.;
S 20° 28' 43" W 196.81 ft.;
S 08° 42' 03" W, at 40.27 ft. cross the south line of said Sur. No. 87, the north line of said Sur. No. 102; total 272.72 ft.;
S 03° 37' 37" W 740.75 ft.;
S 15° 59' 44" W 421.51 ft.;
S 11° 02' 25" W 239.47 ft.;
S 05° 35' 34" E 402.63 ft.;
S 13° 35' 47" E 974.92 ft.;
S 05° 43' 15" E 225.69 ft.;
S 01° 09' 29" E 342.87 ft.;
S 14° 31' 33" E 462.74 ft.;
S 05° 01' 27" E 320.59 ft.; and

THENCE S 03° 25' 10" E 1046.30 ft. to a 5/8" Steel Pin set flush with ground under a wire gap, 30.00 ft. west of the approximate centerline of said county-maintained gravel/caliche road, for the S.E. corner of this tract;

THENCE leaving the west R.O.W. line of said county-maintained gravel/caliche road, and with fence, along the south side of this tract, with 5/8" Steel Pins set at fence posts, at corners, as follows:

S 75° 20' 35" W, at 62.34 ft. cross the south line of said Sur. No. 102, the north line of said Sur. No. 103; at 530.62 ft. cross the west line of said Sur. No. 103, the east line of said Sur. No. 104; passing under electric transmission lines bearing N 83° 00' 46" W into this described property; total 1926.83 ft. to a 5/8" Steel Pin set at a fence post, in fence, on top of a low hill, for corner;
S 75° 19' 58" W, re-passing under said electric transmission lines bearing S 06° 08' 23" W, 3334.26 ft.;
S 75° 26' 24" W 474.77 ft.; and

THENCE S 67° 21' 05" W, at 229.90 ft. cross the west line of said Sur. No. 104, the east line of said Sur. No. 99; total 688.64 ft. to a 5/8" Steel Pin set in fence, at the S.E. corner of said 284.139 acre tract, for the S.W. corner of this tract; said 5/8" Steel Pin being distant 5158.13 ft. S 72° 45' 30" E of a small rock mound, with rock in mound marked "N.E. 98", found in fence, at the common corner of the following four original Surveys, viz: the N.E. corner of Sur. No. 98, J. M. Graham; the S.E. corner of said Sur. No. 91; the S.W. corner of said Sur. No. 100; and the N.W. corner of said Sur. No. 99, all of said E. L. & R. R. R.R. Co. Block D-8 (set 5/8" Steel Pin in mound in fence);

THENCE leaving fence, and with the east line of said 284.139 acre tract and said 700.000 acre tract, respectively, along the west side of this tract, with line staked with 5/8" Steel Pins, N 01° 35' 57" W, at 1605.34 ft. cross the north line of said Sur. No. 99, the south line of said Sur. No. 100; at 1825.26 ft. pass a 5/8" Steel Pin set at the N.E. corner of said 284.139 acre tract, the S.E. corner of said 700.000 acre tract; at 6960.66 ft. cross the north line of said Sur. No. 100, the south line of said Sur. No. 89; total 9060.48 ft. to the place of BEGINNING:

FILED
On: Jan 17, 2017 at 12:36P

Receipt# - 132473

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX

By Yvonne Ace Deputy

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, JOSE R. RENDON, A SINGLE MAN delivered that one certain Deed of Trust dated JUNE 14, 2010, which is recorded in INSTRUMENT NO. 258448 of the real property records of VAL VERDE 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 \$130,246.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, 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, FEBRUARY 7, 2017, 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:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT ELEVEN (11), BLOCK "A", BUENA VISTA NO. 2 SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 116, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of VAL VERDE County, Texas, for such sales (OR AT FRONT STEPS OF THE COURTHOUSE (FRONT ENTRANCE)).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is 2155 LOUISIANA BLVD. NE, STE 8000, ALBUQUERQUE, NEW MEXICO 87110. 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: JANUARY 17, 2017.


SUBSTITUTE TRUSTEE(S)
~~MICHAEL J. SCHROEDER OR BILLIE C. LEWIS, JR.~~
~~OR BLACK LEWIS OR GALVIN SPEER OR WENDY~~
~~SPEER OR MELODY SPEER OR CHRIS LAFOND~~

FILE NO.: WMC-3378
PROPERTY: 723 STRICKLEN AVE
DEL RIO, TEXAS 78840

JOSE R. RENDON

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tel: (972) 394-3086
Fax: (972) 394-1283



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