

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
JALOMOS JR, AGAPITO AND MARIA DE LOURDES
718 EAST GUTIERREZ STREET, DEL RIO, TX 78840

FHA 495-6094736-703
Firm File Number: 16-025959

FILED
On: Jul 30, 2018 at 01:03P

Receipt# - 143295

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 28, 2002, AGAPITO M JALOMOS JR AND MARIA DE LOURDES JALOMOS HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT K FOWLER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONAL CITY MORTGAGE CO DBA COMMONWEALTH UNITED MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAL VERDE COUNTY, TX and is recorded under Clerk's File/Instrument Number 0196545, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

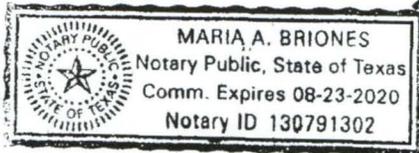
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 2, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10.00 A.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Val Verde county, 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Val Verde, State of Texas:

BEING ALL OF LOT TWENTY (20), IN BLOCK FIFTY-NINE (59), OF THE BLUM ADDITION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 578, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS

Property Address: 718 EAST GUTIERREZ STREET
DEL RIO, TX 78840
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RF2
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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.



Nancy Gomez
SUBSTITUTE TRUSTEE
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Fred Britton, Jonathan Schendel, Patricia Sanders, Cary Corenblum, Raymond Perez, Nancy Gomez or Leo Gomez
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Val Verde

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Nancy Gomez, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

2018 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of July

Nancy Gomez

NOTARY PUBLIC in and for

Val Verde

COUNTY,

My commission expires:

08-23-2020

Type or Print Name of Notary

Monica Ana Briones

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 military service to the sender of this notice immediately.

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: January 10, 2017

FILED
On: Aug 13, 2018 at 03:08P

Grantor(s): Cynthia Sahagun and Rafael Sahagun, wife and husband

Receipt# - 143605

Original Trustee: Gregory S Graham

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

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee
successors and assigns

Deputy
Bar-On Financial, Inc, its

Recording Information: Clerk's File No. 00299392, in the Official Public Records of VAL VERDE County, Texas.

Current Mortgagee: AmeriHome Mortgage Company, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 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: 10/02/2018 **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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

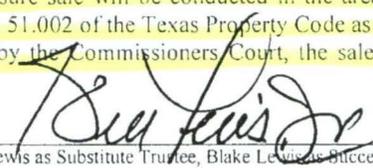
Legal Description:

BEING LOT EIGHT (8), IN BLOCK TWENTY-TWO (22), OF THE CENIZA HILLS SUBDIVISION, UNIT XVII, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN SLIDE 386, SIDE A, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VAL VERDE 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:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Billie Lewis as Substitute Trustee, Blake Lewis as Successor Substitute Trustee, Calvin Speer as Successor Substitute Trustee, Wendy Speer as Successor Substitute Trustee, Melody Speer as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, Billie C. Lewis, Jr. as Successor Substitute Trustee, Cary Corenblum as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Raymond Perez as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4666988

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/21/2006

Grantor(s)/Mortgagor(s):
NADIA E. RODRIGUEZ, AN UNMARRIED
WOMAN

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

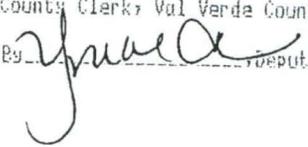
Current Beneficiary/Mortgagee: FILED
BANK OF AMERICA, N.A. On: Aug 23, 2018 at 02:51P

Receipt# - 143808

Recorded in:
Volume: 990
Page: 215
Instrument No: 0224226

Property County:
VAL VERDE

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

By:  Deputy

Mortgage Servicer:
Bank of America, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

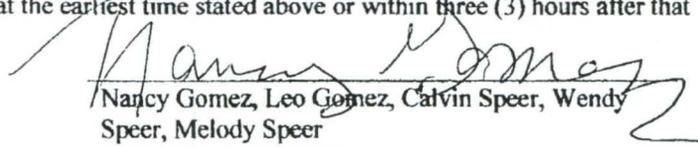
Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING 1.254 ACRE TRACT OF
LAND, MORE OR LESS, OUT OF AND PART OF SURVEY NO. 13, BLOCK 4, I. & G.N.R.R.CO. AND OUT
OF AND PART OF A 2.508 ACRE TRACT OF LAND DESCRIBED IN DEED OF FRANCIS VAUGHAN BY
CURVIN R. CRANE AND WIFE BY DEED DATED NOVEMBER 1978, OF RECORD IN VOL. 338, PAGE 374
OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS FURTHER DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN:

Date of Sale: 10/2/2018 **Earliest Time Sale Will Begin:** 10:00AM

Place of Sale of Property: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE,
400 PECAN STREET, DEL RIO, TX, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE
COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY
CODE.

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

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


Nancy Gomez, Leo Gomez, Calvin Speer, Wendy
Speer, Melody Speer
or E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

sender of this notice immediately.

MH File Number: TX-18-67906-POS
Loan Type: FHA

STATE OF TEXAS
COUNTY OF Val Verde §

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

Given under my hand and seal of office this 23 day of August, 2018.

[Handwritten Signature]
Notary Public
Signature

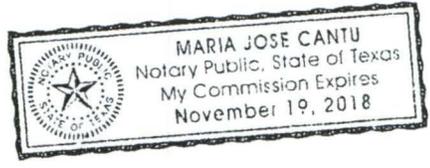


Exhibit "A"

TX-18-67906-POS

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING 1.254 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND PART OF SURVEY NO. 13, BLOCK 4, I. & G.N.RR.CO. AND OUT OF AND PART OF A 2.508 ACRE TRACT OF LAND DESCRIBED IN DEED OF FRANCIS VAUGHAN BY CURVIN R. CRANE AND WIFE BY DEED DATED NOVEMBER 1978, OF RECORD IN VOL. 338, PAGE 374 OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT FENCE CORNER ON THE NORTH LINE OF RIMFIRE FOR THE SOUTHEAST CORNER OF SAID 2.508 ACRE TRACT OF LAND AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 87° 23' 53" W, 157.5 FEET WITH FENCE ON THE NORTH LINE OF RIMFIRE ROAD TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 2° 36' 07" E, 346.83 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF 2.508 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 87° 23' 53" E, 157.5 FEET WITH THE NORTH LINE OF SAID 2.508 ACRE TRACT OF LAND TO A 5/8 INCH IRON ROD FOUND AT FENCE CORNER FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 2° 36' 07" W, 346.83 FEET WITH FENCE ON THE EAST LINE OF SAID 2.508 ACRE TRACT TO THE POINT OF BEGINNING .

SN SERVICING CORPORATION (SNE)
ZAPATA, JESUS AND JUDITH
910 EAST GUTIERREZ, DEL RIO, TX 78840

CONVENTIONAL
Firm File Number: 16-023492

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 2, 2010, **JESUS HERNANDEZ ZAPATA, JUDITH Q. ZAPATA, AKA JUDITH QUINTERO ZAPATA, HUSBAND AND WIFE**, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to I. TIJERINA, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **VAL VERDE COUNTY, TX** and is recorded under Clerk's File/Instrument Number 00259951, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on August 17, 2017 under Cause No. 33249 in the 83rd Judicial District Court of Val Verde COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 2, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **VAL VERDE COUNTY, TX** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Val Verde, State of Texas:

BEING LOT ELEVEN (11), BLOCK SIXTY-ONE (61), OF THE BLUM ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS.

Property Address: 910 EAST GUTIERREZ
DEL RIO, TX 78840
Mortgage Servicer: SN SERVICING CORPORATION
Noteholder: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN
HOMEOWNER PRESERVATION TRUST SERIES 2015A+
323 5TH STREET
EUREKA, CALIFORNIA 95501

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.

WITNESS MY HAND this day August 30, 2018.


SUBSTITUTE TRUSTEE
Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or
Melody Speer
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

FILED
On: Aug 30, 2018 at 10:23A

Receipt# - 143943

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

By  Deputy

COPY
To Be Filed
Stamped &
Returned.

Notice of Foreclosure Sale

October 2, 2018

Deed of Trust ("Deed of Trust"):

Dated: September 22, 2017

Grantor: **Jose Andrade and Karla Manriquez**

Trustee: Robert J. Parmley

Lender: Ranch Enterprises, Ltd.

Recorded in: Clerk's File No. 00304984, Official Public Records of Val Verde County, Texas

Legal Description: The surface estate only of Tract 33 (Thirty-Three) of Seminole Springs Ranch, a subdivision of record in Val Verde County, Texas, according to the plat thereof recorded in Slide 504, Sides 1-2 of the Map Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$28,481.08, executed by Jose Andrade and Karla Manriquez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: **Tuesday, October 2, 2018**

Time: **The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.**

Place: **Front steps of the Val Verde County Courthouse, 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 Ranch Enterprises, Ltd.'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, Ranch Enterprises, Ltd., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

FILED
On: Sep 10 2018 at 01:40P
RECORDED 13400
COUNTY CLERK: VAL VERDE COUNTY, TX
BY: *Ymrae*

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

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 Ranch Enterprises, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the 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 Ranch Enterprises, Ltd.. 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.

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.

Signed this 24 day of August, 2018.



Bill Huser, Substitute Trustee



John W. Carlson, Attorney for Mortgagee
717 Sidney Baker Street
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474

C&S No. 44-18-2561 / VA / Yes / FILE NOS
Freedom Mortgage Corporation

FILED
On: Sep 10, 2018 at 03:38P
Receipt# - 144123

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

NOTICE OF TRUSTEE'S SALE

By: *[Signature]* Deputy

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 08, 2012

Grantor(s): Daniel Agüero, a single person

Original Trustee: Network National Title, Inc.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation, its successors and assigns

Recording Information: Clerk's File No. 00269690, in the Official Public Records of VAL VERDE County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 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.

Legal Description:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TEN(10), VEGA VERDE ESTATES, BLOCK "G" IN VAL VERDE COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 18, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

Date of Sale: 10/02/2018 Earliest Time Sale Will Begin: 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Billie Lewis as Substitute Trustee, Blake Lewis as Successor Substitute Trustee, Calvin Speer as Successor Substitute Trustee, Wendy Speer as Successor Substitute Trustee, Melody Speer as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, Billie C. Lewis, Jr. as Successor Substitute Trustee, Cary Corenblum as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Raymond Perez as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.



4669609

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VAL VERDE 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.

Executed on this the 6th day of September, 2018.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618



Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&S No. 44-18-2561 / VA / Yes
Freedom Mortgage Corporation

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Receipt# - 144136
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *[Signature]*, Deputy

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

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note :

Capital Farm Credit Loan No. 482598

Date: July 30, 2014
Maker(s): Amistad Ready Mix, Inc., Sergio Galindo, and Judy Sandy Galindo
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$300,000.00

Deed of Trust:

Date: July 30, 2014
Grantor(s): Amistad Ready Mix, Inc., a Texas corporation, acting herein by and through its duly authorized officer(s) Sergio Galindo, President; the address for which is PO Box 420789, Del Rio, TX 78842
Trustee: Ben R. Novosad
Recorded in: Clerk's File, Document No. 00284911, Official Records of Val Verde County, Texas

Property:

The property described in "Exhibit A" attached hereto and made a part hereof (the "Property"); together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock, and all improvements, structures, fixtures and replacements being a part of said Property and subject to the Deed of Trust.

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, FLCA

Information regarding the public sale to be held:

Substitute Trustee: Alan Castetter
U.S. Legal Support
5100 Lassant Cove
Austin, Texas 78749

Appointed by written instrument dated June 6, 2018, executed by Capital Farm Credit, FLCA, and recorded under Document Number 00308084 in the Official Public Records of Val Verde County, Texas.

Date of Sale: October 2, 2018, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Val Verde County, Texas, local time, but in no event later than 3 hours thereafter.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, FLCA appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither the Substitute Trustee nor Capital Farm Credit, FLCA makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Alan Castetter, Substitute Trustee

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 261.167 ACRE TRACT IN THE FRANCISCO VALDEZ SURVEY NO. 163, FRANCISCO ZAVALA SURVEY NO. 164 AND D. BRAVO SURVEY NO. 165 IN VAL VERDE COUNTY, TEXAS.

BEING a 261.167 acre tract or parcel of land out of and being a part of the Francisco Valdez Survey No. 163, A-1694, the Francisco Zavala Survey No. 164, A-1467, and the D. Bravo Survey No. 165, A-1612, in Val Verde County, Texas, and being all of that certain 67.94 acre tract described as 89.45 acres less 15.00 acres and less 6.51 acres in a deed from Bill Davis, et ux, to Ronald J. Persyn, et ux, recorded in Vol. 508, Page 423, Val Verde County Deed Records, and being all of those certain tracts described as First Tract and Second Tract of Parcel One and all of that certain 10.40 acre tract described as Parcel Two in a deed from the Estate of Cecil Bernard Smith, Jr., to Ronald J. Persyn, recorded in Vol. 564, Page 285, Val Verde County Deed Records, and being all of that certain 50.27 acre tract described in a deed from Zacatosa Ranch Inc., to Ronald J. Persyn and wife, Gladys Persyn, recorded in Vol. 407, Page 75, Val Verde County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly corner of the said 89.45 acre tract, a 1/2 inch iron rod found in the east or southeast line of Cienegas Road, the west or southwest corner of the Fred Cox Slover 15.24 acre tract described in a deed from the Veterans Land Board of Texas, recorded in Vol. 249, Page 438, Val Verde County Deed Records, for the most northerly corner of this tract.

THENCE with the north or northeast line of the 89.45 acre tract, the south or southwest line of the Slover 15.24 acre tract and south line of that certain 5.39 acre tract described in a deed from Sheriff of Val Verde County to Eddie Rahe Slover, et ux, recorded in Vol. 702, Page 599, Val Verde County Deed Records, S 63 deg. 04 min. 34 sec. E, 27.89 feet to a fence corner post; S 78 deg. 28 min. 40 sec. E, 483.52 feet to a 1/2 inch iron rod found; S 64 deg. 54 min. 11 sec. E, 18.75 feet to a 1/2 inch iron rod found; S 65 deg. 52 min. 03 sec. E, 288.05 feet to a 2 inch steel fence post in concrete; S 65 deg. 15 min. 26 sec. E, 183.14 feet to a railroad tie fence post; S 59 deg. 19 min. 03 sec. E, 115.11 feet to a 3/8 inch iron rod found; S 59 deg. 02 min. 39 sec. E, 393.21 feet to a 2 inch steel fence post in concrete; S 62 deg. 24 min. 52 sec. E, 173.70 feet to a 1/2 inch iron rod found; S 62 deg. 25 min. 00 sec. E, 299.47 feet to a railroad tie fence post; S 50 deg. 16 min. 02 sec. E, 199.03 feet to a 5/8 inch iron rod set at fence angle corner; S 34 deg. 48 min. 24 sec. E, 178.49 feet to a railroad tie fence post; S 33 deg. 31 min. 47 sec. W, 131.95 feet to a 5/8 inch iron rod set at fence angle post; S 33 deg. 56 min. 38 sec. E, 165.67 feet to a 5/8 inch iron rod set at fence angle post; S 70 deg. 57 min. 11 sec. E, 433.93 feet to a point in the center of Cienegas Creek, the northeast corner of the said 89.45 acre tract for northeast corner of this tract, from which a 5/8 inch iron rod set for reference on bank of said creek bears N 70 deg. 57 min. 11 sec. W, 50.00 feet. Said point being in the west line of the City of Del Rio 82.38 acre tract described in a deed from the Moody Foundation, et al, to the City of Del Rio, recorded in Vol. 170, Page 498, Val Verde County Deed Records.

THENCE with the meanders of the center of Cienegas Creek and east line of the 89.45 acre tract and west line of the City of Del Rio tract, S 00 deg. 48 min. 33 sec. W, 288.27 feet to a point; S 24 deg. 36 min. 24 sec. E, 158.84 feet to a point; S 21 deg. 48 min. 41 sec. E, 133.73 feet to a point; S 44 deg. 46 min. 37 sec. W, 98.72 feet to a point; S 16 deg. 42 min. 25 sec. W, 189.29 feet to a point; S 37 deg. 07 min. 42 sec. W, 68.78 feet to a point; S 30 deg. 04 min. 15 sec. W, 20.43 feet to the southwest corner of the City of Del Rio tract, the north or northwest corner of that certain 17.43 acre tract described in a deed from Antelmo L. Mata, et ux, to Isidoro Mata, et ux, recorded in Vol. 733, Page 390, Val Verde County Deed Records, from which a concrete monument found at a fence corner on east bank of said creek bears S 44 deg. 43 min. 48 sec. E, 53.35 feet.

THENCE continuing with the center of Cienegas Creek and southeast line of the 89.45 acre tract, the northwest line of the Mata tract, S 30 deg. 04 min. 15 sec. W,

38.99 feet to a point; S 58 deg. 26 min. 07 sec. W, 65.17 feet to a point; S 58 deg. 30 min. 51 sec. W, 212.41 feet to a point; S 56 deg. 04 min. 06 sec. W, 196.66 feet to an axle found at the south corner of the 89.45 acre tract, the east corner of that certain 15.56 acre tract described as First Tract in a deed from Charles R. Ross, et ux, to Alfredo Gutierrez, Jr., recorded in Vol. 213, Page 17, Val Verde County Deed Records, for an angle corner of this tract, from which a 5/8 inch iron rod set for reference on bank of said creek bears N 52 deg. 49 min. 23 sec. W, 50.00 feet.

THENCE leaving said creek with the southwest line of the 89.45 acre tract and northeast line of the Gutierrez tract, N 52 deg. 49 min. 23 sec. W, 1034.44 feet to the north corner of the Gutierrez tract, a fence corner post found, for an interior corner of this tract.

THENCE with the northeast line of the Gutierrez tract, S 35 deg. 55 min. 54 sec. W, 786.38 feet to the west corner of same, a fence corner post found, for an interior corner of this tract.

THENCE with the southwest line of the Gutierrez 15.56 acre tract, S 61 deg. 36 min. 44 sec. E, 693.89 feet to a 2 inch steel fence angle post in concrete; N 82 deg. 00 min. 00 sec. E, 26.59 feet to a 2 inch steel fence angle post in concrete; S 54 deg. 47 min. 09 sec. E, 122.33 feet to the south corner of same, a 2 inch steel fence corner post in concrete found near a power pole, for an interior corner of this tract.

THENCE with the lower southeast line of the Gutierrez tract, N 42 deg. 43 min. 49 sec. E, 197.14 feet to an interior corner of same, a 1/2 inch iron rod found for angle corner of this tract.

THENCE with the upper southwest line of the Gutierrez tract, S 57 deg. 01 min. 00 sec. E, 143.10 feet to an upper south or southeast corner of same, a point in the center of Cienegas Creek for an angle corner of this tract, from which a 5/8 inch iron rod set near a fence corner post bears N 57 deg. 01 min. 00 sec. W, 70.00 feet.

THENCE with the meanders of the center of Cienegas Creek, S 38 deg. 49 min. 50 sec. W, 173.52 feet to a point; S 15 deg. 42 min. 51 sec. W, 238.70 feet to a point; S 02 deg. 39 min. 50 sec. E, 174.01 feet to a point; S 32 deg. 59 min. 04 sec. E, 127.54 feet to a point; S 13 deg. 27 min. 40 sec. E, 247.28 feet to a point; S 00 deg. 24 min. 51 sec. E, 156.68 feet to a point; S 28 deg. 48 min. 16 sec. W, 162.09 feet to a point where same intersects the low bank of the Rio Grande River, for the southeast corner of this tract.

THENCE with the meanders of the low bank of the Rio Grande River, N 47 deg. 43 min. 17 sec. W, 366.40 feet to a point; N 56 deg. 49 min. 41 sec. W, 896.04 feet to a point; N 56 deg. 20 min. 28 sec. W, 445.72 feet to a point; N 78 deg. 50 min. 05 sec. W, 490.26 feet to a point; S 86 deg. 16 min. 56 sec. W, 155.58 feet to a point; S 83 deg. 30 min. 46 sec. W, 213.33 feet to a point; S 81 deg. 12 min. 39 sec. W, 450.23 feet to a point; S 83 deg. 24 min. 46 sec. W, 434.43 feet to a point; S 85 deg. 00 min. 20 sec. W, 917.39 feet to the southeast corner of Lot No. 1, Block A, Vega Verde Estates, a subdivision in said county, as recorded in Book 4, Page 30, Val Verde County Plat Records, for an angle corner of this tract.

THENCE leaving said river with the east line of Lot No. 1, Vega Verde Estates, N 30 deg. 04 min. 49 sec. W, at 5.00 feet pass a 3 inch steel fence corner post in concrete, in all 144.45 feet to the northeast corner of same, a 5/8 inch iron rod set for an interior corner of this tract, from which the southeast corner of the before mentioned 50.27 acre tract bears N 30 deg. 04 min. 49 sec. E, 88.42 feet.

THENCE with the north line of Lot No. 1, Block A, N 85 deg. 07 min. 21 sec. E, 88.69 feet to a 5/8 inch iron rod set where same intersects the south line of Rio Vista Drive, at termination, for an angle corner of same.

THENCE with the east line of Rio Vista Drive a 80 foot roadway in said subdivision, N 04 deg. 52 min. 39 sec. E, 80.00 feet to a 5/8 inch iron rod set at for the northeast corner of same in the south line of the 50.27 acre tract, for an interior corner of this tract.

THENCE with the north line of Rio Vista Drive and south line of the 50.27 acre tract, N 85 deg. 07 min. 21 sec. W, 200.59 feet to a 5/8 inch iron rod set near a fence angle corner; S 79 deg. 47 min. 09 sec. W, 753.44 feet to a steel fence angle corner; N 80 deg. 54 min. 27 sec. W, 305.18 feet to a steel fence angle corner; N 72 deg. 26 min. 12 sec. W, 340.15 feet to a steel fence angle corner; N 64 deg. 02 min. 24 sec. W, 479.25 feet to a steel fence corner post found where same intersects the east line of Cienegas Road, the southwest corner of the said 50.27 acre tract, for the southwest corner of this tract.

THENCE with the east line of Cienegas Road and west line of the 50.27 acre tract, N 22 deg. 25 min. 44 sec. E, 44.60 feet to a fence angle corner; N 22 deg. 12 min. 36 sec. E, 877.62 feet to a 5/8 inch Iron rod set at fence angle; N 62 deg. 48 min. 17

00284911

sec. E, 567.34 feet to a point for the southwest corner of that certain 23.640 acre tract described as Tract Two in a Contract of Sale between Fred Foster, Jr., to Gustavo Flores, recorded in Vol. 661, Page 381, Val Verde County Deed Records, the northwest corner of the 50.27 acre tract, for an angle corner of this tract.

THENCE with the north line of the said 50.27 acre tract and south line of the Flores 23.640 acre tract and south line of that certain 22.536 acre tract described as Tract One in the Flores Contract of Deed, S 54 deg. 09 min. 49 sec. E, at 6.00 feet pass a fence corner post, in all 907.76 feet to a 5/8 inch iron rod found at a common corner of the 23.640 acre and 22.536 acre tracts, continuing S 65 deg. 34 min. 21 sec. E, 247.73 feet to a fence angle post; S 73 deg. 30 min. 01 sec. E, 17.35 feet to a steel fence angle corner; S 66 deg. 19 min. 44 sec. E, 602.37 feet to a 1/2 inch iron rod found at a fence corner in the west line of the before mentioned tract described as First Tract, Parcel One in the before mentioned deed recorded in Vol. 564, Page 285, Val Verde County Deed Records, the northeast corner of the 50.27 acre tract, the southwest corner of the Flores 22.536 acre tract, for an interior corner of this tract.

THENCE with the west line of said Parcel One and west line of the 10.40 acre Parcel Two, the east line of the Flores 22.536 acre tract, as fenced; N 27 deg. 31 min. 02 sec. E, 682.16 feet to a steel fence angle post; N 36 deg. 09 min. 07 sec. E, 190.08 feet to a steel fence angle post; N 40 deg. 55 min. 10 sec. E, 226.64 feet to a steel fence angle post; N 11 deg. 46 min. 04 sec. E, 194.96 feet to a steel fence angle post found; N 46 deg. 11 min. 48 sec. E, 492.45 feet to a steel fence angle post found where same intersects the southeast line of Cienegas Road at angle of same, the north or northeast corner of the Flores 22.536 acre tract, for an angle corner of this tract.

THENCE with the east or southeast line of Cienegas Road and west or northwest line of the 10.40 acre tract, N 46 deg. 10 min. 30 sec. E, 685.38 feet to a steel fence corner post found at the north or northwest corner of the 10.40 acre tract, the west or southwest corner of the before mentioned 89.45 acre tract, for an angle corner of this tract.

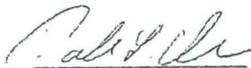
THENCE continuing with the southeast line of Cienegas Road, the west or northwest line of the 89.45 acre tract, N 53 deg. 49 min. 58 sec. E, 22.47 feet to a 1/2 inch iron rod found at a fence corner, the west or southwest corner of that 15 acre tract described in a deed from Fernando Fernandez, et ux, to Eduardo R. Fernandez, et al, recorded in Vol. 595, Page 805, Val Verde County Deed Records, for an angle corner of this tract.

THENCE with the south or southwest line of the 15 acre tract, S 53 deg. 05 min. 59 sec. E, 61.32 feet to a steel fence angle post; S 53 deg. 33 min. 16 sec. E, 1435.71 feet to the south or southeast of corner of same, a 3 inch steel fence corner post found for an interior corner of this tract.

THENCE with the east or southeast line of the Fernandez 15 acre tract and east or southeast line of that certain 6.561 acre tract described in a deed from Wylene Hennigan Thurman, et al, to Eduardo R. Fernandez, et ux, recorded Vol. 395, Page 143, Val Verde County Deed Records, N 38 deg. 03 min. 13 sec. E, 650.84 feet to the east or northeast corner of the 6.561 acre tract, a 1/2 inch iron rod found at a fence corner, for an interior corner of this tract.

THENCE with the north or northeast line of the 6.561 acre tract, N 53 deg. 26 min. 00 sec. W, 1439.95 feet to the north or northwest corner of same, a 5/8 inch iron rod set in the southeast line of Cienegas Road and northwest line of the 89.45 acre tract, for an angle corner of this tract.

THENCE with the southeast line of Cienegas Road and northwest line of the 89.45 acre tract, N 35 deg. 15 min. 00 sec. E, 227.17 feet to the POINT OF BEGINNING, containing 261.167 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 14-306-12B

Date Created: 05/18/09
Updated: 5-18-14

FILED
On: Sep 11, 2018 at 02:54P
Receipt# - 144143

Notice of Trustee's Sale

Date: September 10, 2018

Substitute Trustee: Patrick H. Autry or Grady B. Jolley

Substitute Trustee's Address:

711 Navarro Street, Suite 500
San Antonio, Texas 78205
Bexar County

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

Mortgagee: Capital Farm Credit, FLCA

Note: Note executed by Randy Balderas, Big Racques Ranches, LLC dated April 17, 2015 in the original principal amount of \$1,011,408.00.

Real Estate Deed of Trust

Date: April 17, 2015

Grantor: Big Racques Ranches, LLC, a Texas Limited Liability Company acting, herein by and through, Randy Balderas, as Managing Member.

Mortgagee: Capital Farm Credit, FLCA

Recording information: Document Number 00288916 of the Official Public Records of Val Verde County, Texas.

Property: See attached Exhibit A, Exhibit A-2, and Exhibit B.

County: Val Verde County, Texas

Date of Sale (first Tuesday of month): October 2, 2018

Time of Sale: 10:00 A.M. and no later than three hours thereafter.

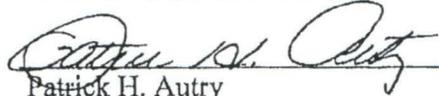
Place of Sale: Val Verde County Courthouse, 400 Pecan Street, Del Rio, TX 78840 – THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

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.

Mortgagee has appointed Patrick H. Autry or Grady B. Jolley as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

SUBSTITUTE TRUSTEE:



Patrick H. Autry
Branscomb | PC
711 Navarro Street, Suite 500
San Antonio, Texas 78205
Telephone: (210) 598-5400
Email: pautry@branscombpc.com

Exhibit "A"

FIELD NOTES FOR 1993 ACRES

BEING 1993 acres of land out of a called 4338.6 acre tract as recorded in Volume 231, Page 420 of the Real Property Records of Val Verde County, Texas, and being a part or all of the following surveys:

<u>Survey</u>	<u>Abstract</u>	<u>Block</u>	<u>Acres</u>	<u>Original Grantee</u>
S. Pt. 6-1/2	2963	V16	362	A.H. Bryan
5	688	V16	590	G.C. & S.F. Ry. Co.
6	2954	V16	640	G.C. & S.F. Ry. Co.
7	700	V16	167	G.C. & S.F. Ry. Co.
8	2714	V16	234	G.C. & S.F. Ry. Co.

Said 1993 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with "ACES" cap at center of disturbed 1" pipe in concrete at existing game fence corner post on the east line of Survey No. 5, Abstract 688, Block V16 and on the west line of a called 8204.47 acre tract as recorded in Volume 610, Page 631 of the Real Property Records of Val Verde County, Texas and being the northeast corner of a called 906.368 acre tract as recorded in Volume 791, Page 75 of the Real Property Records of Val Verde County, Texas and the southeast corner of this tract;

THENCE North 88° 43' 45" West, a distance of 7687.85 feet with game fence and the north line of said 906.368 acres to set 1/2" iron rod with "ACES" cap at pasture fence corner for the southwest corner of this tract;

THENCE crossing said 4338.6 acres with existing pasture fence, the following courses:

North 08° 19' 23" East, a distance of 4627.55 feet to set 1/2" iron rod with "ACES" cap;

South 86° 33' 57" East a distance of 260.97 feet, leaving fence, then with water trap fence to set 1/2" iron rod with "ACES" cap at corner post at the southeast corner of existing water trap;

North 05° 17' 44" East, a distance of 97.22 feet to set 1/2" iron rod with "ACES" cap at angle point on east line of water trap;

North 20° 02' 16" East, a distance of 161.08 feet to set 1/2" iron rod with "ACES" cap at corner post of water trap;

North 35° 17' 05" West, a distance of 205.64 feet to set 1/2" iron rod with "ACES" cap at gate post;

North 83° 19' 36" West, a distance of 45.02 feet to set 1/2" iron rod with "ACES" cap at corner post;

Exhibit "A"

Page 2
1993 ac.

North 05° 24' 39" West, a distance of 333.01 feet to set 1/2" iron rod with "ACES" cap at three way fence corner post for the far north corner of said water trap;

North 09° 30' 29" East, a distance of 4897.92 feet to an angle point in fence;

North 09° 37' 30" East, a distance of 2284.76 feet to an angle point in fence;

North 09° 48' 44" East, a distance of 969.14 feet to a set 1/2" iron rod with "ACES" cap in fence on the north line of the south part of Survey No. 6 1/2, Abstract 2963, Block V16 for the northwest corner of this tract;

THENCE South 88° 49' 12" East, a distance of 4610.96 feet with the north line of the south part of said Survey No. 6 1/2, to set 1/2" iron rod with "ACES" cap in fence on the east line of said south part of Survey No. 6 1/2, being on the west line of said 8204.47 acre tract, from which, an 8" cedar "T" corner post bears North 01° 04' 40" East, a distance of 380.06 feet;

THENCE South 01° 04' 40" West, a distance of 3249.01 feet with the east line of said Survey No. 6 1/2 and the west line of said 8204.47 acres to an 8" cedar corner post for the ostensible southeast corner of said Survey No. 6 1/2 and being on the north line of Survey No. 6, Abstract 2954, Block V16;

THENCE South 88° 58' 10" East, a distance of 1162.75 feet with fence and north line of said Survey No. 6 and the west line of said 8204.47 acres, to an 8" cedar corner post for the ostensible northeast corner of said Survey No. 6;

THENCE South 01° 10' 48" West, a distance of 10159.68 feet generally with fence and the east line of said Survey No. 6 and Survey No. 5, Abstract 688 and the west line of said 8204.47 acres to the POINT OF BEGINNING and containing 1993 acres of land in Val Verde County, Texas.

Plat of survey provided.

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.

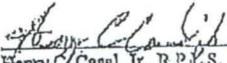

Henry G. Cassal, Jr., R.P.L.S.
January 3, 2007
Revised: 3/23/07
Job No. 12425.00



Exhibit "A-2"

FIELD NOTES
FOR
0.6089 OF AN ACRE

A.0.6089 of an acre tract of land part of the GC & SF Ry. Co. Survey No. 6, Block V16, Abstract 2714 in Val Verde County, Texas and being over and across a 1993 acre tract as conveyed to Ellison Carter and Renee Carter in General Warranty Deed of record in Volume 1863 Page 198 of the Official Public Records of Val Verde County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a found $\frac{3}{4}$ " iron rod for the southwest corner of the 1993 acre tract also being the southeast corner of a 2143 acre tract conveyed to Kay Harlow Oshea and Lea Harlow in the Partition Deed of record in Volume 1049 Page 476 of the Official Public Records of Val Verde County, Texas;

THENCE: N $08^{\circ} 19' 23''$ E, along and with the common west line of the 1993 acre tract and east line of the 2143 acre tract, a distance of 4527.19 feet to the POINT OF BEGINNING and the southwest corner of the tract described herein;

THENCE: Along and with the common west line of the 1993 acre tract and east line of the 2143 acre tract the following two calls and distances:

1. N $08^{\circ} 19' 23''$ E, a distance of 100.37 feet to a found $\frac{1}{4}$ " iron rod with ACES cap at fence corner post at the southwest corner of a livestock trap for the northwest corner of the tract described herein;
2. S $86^{\circ} 33' 57''$ E, along the south fence of the livestock trap, a distance of 260.97 feet to a found $\frac{1}{4}$ " iron rod with ACES cap at fence corner post at the southeast corner of a livestock trap for the northeast corner of the tract described herein;

THENCE: S $03^{\circ} 26' 03''$ W, over and across the 1993 acre tract, a distance of 100.00 feet to the southeast corner of the tract described herein;

THENCE: N $86^{\circ} 33' 57''$ W, over and across the 1993 acre tract, a distance of 269.52 feet to the POINT OF BEGINNING and containing 0.6089 of an acre, more or less, in Val Verde County, Texas. Bearings are based on the aforementioned deed for the 1993 acres.

EXHIBIT A-2

Job No: 14-016
Prepared by: KFW Surveying
Date: February 26, 2014
Revised: May 2, 2014
File: SANDROW 2014\14-016 Rossow-Harlow Val Verde Co\DDCSIFN 0.6089 AC.doc



EXHIBIT "B"

FIELD NOTES
FOR AN
INGRESS/EGRESS EASEMENT

BEING a 50 foot wide ingress/egress easement out of a called 4338.6 acre tract as recorded in Volume 231, Page 420 of the Real Property Records of Val Verde County, Texas and being out of Survey No. 3, Abstract 105, Block JAD, Survey No. 13, Abstract 1837 and Survey No. 8, Abstract 2714 in Block V16, said 50 foot easement road lying 25 feet on each side of the centerline being more particularly described by notes and bounds as follows:

BEGINNING at a point on the east right-of-way line of State Highway 163, from which a found $\frac{1}{2}$ " iron pipe at game fence corner post bears South $21^{\circ} 47' 56''$ East, a distance of 27.17 feet, said $\frac{1}{2}$ " pipe being the southwest corner of said 4338.6 acres and the northwest corner of a called 906.368 acre tract as recorded in Volume 791, Page 75 of the Real Property Records of Val Verde County, Texas;

THENCE South $88^{\circ} 43' 45''$ East, a distance of 1905.52 feet on a line 25 feet north of and parallel with the north line of said 906.368 acres to a point of curvature;

THENCE with the approximate center of the existing road the following courses:

With a curve to the left with a radius of 150.00 feet, a central angle of $65^{\circ} 17' 07''$ and an arc length of 170.92 feet to a point of tangency;

North $25^{\circ} 59' 08''$ East, a distance of 695.38 feet to a point of curvature;

With a curve to the right with a radius of 400.00 feet, a central angle of $59^{\circ} 20' 54''$ and an arc length of 414.33 feet to a point of tangency;

North $85^{\circ} 20' 02''$ East, a distance of 294.53 feet to a point of curvature;

With a curve to the right with a radius of 200.00 feet, a central angle of $35^{\circ} 53' 00''$ and an arc length of 125.26 feet to a point of tangency;

South $58^{\circ} 48' 59''$ East, a distance of 77.01 feet to a point of curvature;

With a curve to the left with a radius of 200.00 feet, a central angle of $38^{\circ} 49' 52''$ and an arc length of 135.55 feet to a point of tangency;

North $82^{\circ} 23' 09''$ East, a distance of 190.62 feet to a point of curvature;

With a curve to the right with a radius of 1000.00 feet, a central angle of $08^{\circ} 26' 53''$ and an arc length of 147.44 feet to a point of tangency;

South $89^{\circ} 09' 58''$ East, a distance of 306.06 feet to a point of curvature;

Page 2
Ingress/Egress Easement

With a curve to the right with a radius of 400.00 feet, a central angle of 29° 58' 21" and an arc length of 209.25 feet to a point of tangency;

South 59° 11' 37" East, a distance of 34.05 feet to a point of curvature;

With a curve to the left with a radius of 400.00 feet, a central angle of 13° 48' 44" and an arc length of 96.43 feet to a point of tangency;

South 73° 00' 21" East, a distance of 194.39 feet to a point of curvature;

With a curve to the right with a radius of 500.00 feet, a central angle of 38° 36' 33" and an arc length of 336.93 feet to a point of reverse curvature;

With a curve to the left with a radius of 75.00 feet, a central angle of 100° 23' 09" and an arc length of 131.40 feet to a point of tangency;

North 45° 13' 03" East, a distance of 1660.66 feet to a point of curvature;

With a curve to the right with a radius of 500.00 feet, a central angle of 25° 22' 14" and an arc length of 221.40 feet to a point of reverse curvature;

With a curve to the left with a radius of 800.00 feet, a central angle of 14° 04' 12" and an arc length of 196.45 feet to a point of tangency;

North 36° 31' 05" East, a distance of 519.04 feet to a point of curvature;

With a curve to the left with a radius of 1000.00 feet, a central angle of 07° 56' 47" and an arc length of 138.69 feet to a point of tangency;

North 48° 34' 19" East, a distance of 578.48 feet to a point of curvature;

With a curve to the left with a radius of 400.00 feet, a central angle of 18° 11' 56" and an arc length of 127.05 feet to a point of reverse curvature;

With a curve to the right with a radius of 600.00 feet, a central angle of 12° 09' 43" and an arc length of 127.36 feet to a point of tangency;

North 42° 32' 05" East, a distance of 239.18 feet to an angle point;

North 65° 17' 08" East, a distance of 84.10 feet to an angle point;

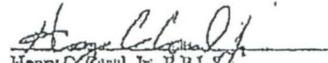
South 87° 21' 40" East, a distance of 473.46 feet to an angle point;

Page 3
Ingress/Egress Easement

TRENCH North 81° 42' 51" East, a distance of 607.98 feet to a point on the common line of a 2143 acre and 1993 acre tract also surveyed this day, from which a set 1/2" iron rod with "ACES" cap in fence on the south end of water trap bears North 08° 19' 23" East, a distance of 1306.49 feet, for the end point of this centerline of an ingress/egress easement, in Val Verde County, Texas.

Plat of survey provided. 1

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.


Henry C. Casin, Jr., R.P.L.S.
January 1, 2007
Job File No. 12425



DOC: F:\PROJECTS\11\110101\110101.dwg Plot: 12425.dwg