

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: August 21, 2015
Grantor(s): JAVIER TAMAYO, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR 360 MORTGAGE GROUP, LLC
Original Principal: \$148,093.00
Recording Information: 2015015332
Property County: Liberty

at 11:15 FILED
o'clock A M

DEC 03 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Christina Macias* DEPUTY

Property:

A tract of parcel containing 4.935 acres of land in the Reason Green League, A-43, in Liberty County, Texas, being all of that certain called 4.93 acre tract described in Volume 1523, Page, 205 of the Official Public Records of Liberty County, said 4.935 acre tract being more particularly described by metes and bounds as follows. The bearing shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD 83;

Beginning at a 1/2 inch iron pipe found in a fence corner marking the Southeast corner of a called 2.465 acre tract described in Volume 2012, Page 15532 of the Official Public Records of Liberty County and the Southwest corner of said called 4.93 acre tract. Same being the Southwest corner and place of beginning of the tract herein described;

Thence North 01 degrees 44 minutes 26 seconds West, with the East line of said 2.465 acre tract and the West line of said called 4.93 acre tract, a distance 197.99 feet to 5/8 inch iron rod set in a fence corner marking the Northeast corner of said 2.465 acre tract and the Northwest corner of said called 4.93 acre tract. Same being the Northwest corner of the tract herein described;

Thence South 86 degrees 44 minutes 26 seconds East, with the South line of a called 5.0 acre described in Volume 2006, Page 100 of the Liberty County Deed Records, at 1071.68 feet pass a 5/8 inch iron rod found, in all a total distance of 1072.50 feet to the West Right-of-Way line of F.M. Highway 1008 (80 feet wide) marking the Northeast corner of said called 4.93 acre tract. Same being the Northeast corner of the tract herein described;

Thence South 12 degrees 25 minutes 12 seconds East, with the West Right-of-Way line of said F.M. Highway 1008, same being the East line of said called 4.93 acre tract a distance of 49.73 feet to a Texas Department of Transportation Concrete Right-of-Way Monument (Station 243+37.7) found marking the beginning point of curvature of a curve to the right;

Thence in a Southeasterly direction, along the West Right-of-Way line of said F.M. Highway 1008 and the East line of said called 4.93 acre tract, with said curve to the right having a radius of 1869.86 feet, a central angle of 04 degrees 42 minutes 16 seconds, a tangent of 76.81 feet, a long chord of South 10 degrees 04 minutes 04 seconds East, 153.49 feet, and an arc length of 153.53 feet to the Southeast corner of said called 4.93 acre tract. Same being the Southeast corner of the tract herein described;

Thence North 86 degrees 44 minutes 26 seconds West, along the fenced South line of said called 4.93 acre tract, at 4.18 feet pass a 2 inch flat iron bar found, at 1053.33 feet pass a 1/2 inch iron pipe found at a fence corner, in all a total distance of 1104.076 feet to the place of beginning and containing 4.935 acres of land, more or less.

Also known as 3425 FM-1008, Dayton, TX 77535. Parcel ID number 000043000110005.

Property Address: 3425 FM 1008
Dayton, TX 77535

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez Mortgage LLC d/b/a Shellpoint Mortgage Servicing

Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer **55 Beattie Place, Suite 100 MS 561**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **January 7, 2020**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The south side of the Courthouse, 1923 Sam Houston at the front steps of the Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon, Vanessa McHaney or Alexander Wolfe, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon, Vanessa McHaney or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon, Vanessa McHaney or Alexander Wolfe, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee,

the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

WITNESS MY HAND this 3 day of December, 2019.


Amy Bowman, Reid Ruple, Kathleen Adkins,
Evan Press, Stephanie Kohler, Cary Corenblum,
Luci Fuller, Mariel Marroquin, Kristopher Holub,
Catrena Ward, Julian Perrine, Kristie Alvarez,
Kinney Lester, Tommy Jackson, Ron Harmon,
Vanessa McHaney, Alexander Wolfe, Tommy
Jackson or Ron Harmon, Tiffany Beggs, Carolyn Ciccio

Substitute Trustees

DEC 11 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adnan Durrer DEPUTY

TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS §
COUNTY OF LIBERTY § KNOW ALL MEN BY THESE PRESENTS:
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WHEREAS, On November 13, 2014, Emmitt Purvis executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to Michael G. Tapp, Trustee, the real estate hereinafter described to secure II C.B., L.P. in the payment of the Note described in said Deed of Trust and filed for record in the Real Property Records of Liberty County, Texas, under Clerk's File No. 2014018195; and

WHEREAS, the Note is past due on its face, and II C.B., L.P., the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, Michael G. Tapp, Trustee, whose address is 12611 Jones Road Suite 101, Houston, Texas, 77070, (281) 890-8277 hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder for cash, in the area designated by Liberty County Commissioner's Court as the place in which to hold real property foreclosures sales in Liberty County, the county in which said property is located, between 10:00 a.m. and 4:00 p.m. on January 7, 2020, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

- A. The Working Interest and Net Revenue Interest in and to those certain Oil, Gas, and Mineral Leases (including all amendments, extensions, and corrections thereof) described in Exhibit A"A attached hereto and incorporated herein for all purposes, and in and to the lands described in said Exhibit "A", located in Liberty County, Texas, together with all interests set out in Exhibit "A" in to and under all wells located thereon , the mineral leasehold estates and working interests created by said Leases, the associated net revenue interests in and to the rights to production from and attributable to said Leases and the lands covered thereby, subject to the terms of the Leases;
- B. Any and all contracts or agreement affecting the above described Leases, land, well rights and interest, or the production and disposition of hydrocarbons therefrom, including but not limited to all oil, gas, mineral or product sales, purchase, transportation, exchange or processing contracts and agreements, casinghead gas contracts, pooling and unitization agreements, operating agreements, joint venture agreements, division and transfer orders, servicing contracts, salt water disposal agreements, surface agreements, easements, servitudes, right of way agreements, road agreements, permits, licenses, orders, and other contracts, agreements, rights and privileges of Grantor insofar as they cover and relate to Leases, lands, wells, rights and interests referred to in Section A above, including, without limitation, the agreements described in Exhibit "C" attached hereto and incorporated herein for all purposes;
- C. All Grantor's right title and interest in and to producing, nonproducing and shut-in oil and gas wells, salt water disposal wells, water wells, injection wells and all other wells located on the Leases described in Exhibit "A, together with all material and equipment located thereon or therein and used in connection therewith (including without limitation, the casing, tubing, well

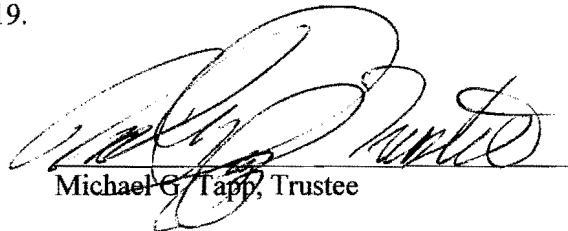
head equipment, pumping units, flow lines, tanks, and other associated equipment, save and except the gas meters, Barton records, and gathering system lines, including, without limitation, the materials and equipment described in Exhibit "B" attached hereto and incorporated herein for all purposes.

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

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Texas Bus. & Com. Code. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Trustee or Substitute Trustee, Lender or Lender's attorney. The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces or the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Signed this 10th day of December, 2019.

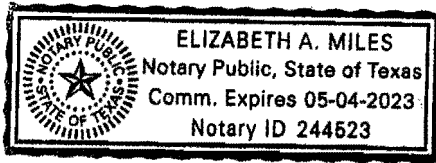


Michael G. Tapp, Trustee

Acknowledgment to Notice of Trustee's Sale

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 10 day of December, 2019, by Michael G. Tapp, in his capacity as Trustee.



Elizabeth A. Miles
Notary Public - State of Texas

EXHIBIT "A"

TO ASSIGNMENT, CONVEYANCE AND BILL OF SALE
DATED EFFECTIVE DECEMBER 1, 1998, BETWEEN DSW PRODUCTION CORP
("ASSIGNOR") AND DTC OPERATING COMPANY ET AL ("ASSIGNEE"):

OIL, GAS AND MINERAL LEASES:

(1) South Liberty Gas Unit #1

Declaration of Unit effective April 1, 1971, recorded in Vol. 677, Page 504, Liberty County, Texas.
Unit covers 10 acres out of the Elizabeth Munson League, Abstract No. 88, unitized to gas only.

Gross Acres: 10.0 Net Acres: 10.0
Working Interest: 100%
Net Revenue Interest: 93.7416%

(2) B.A. Brunson "B" #2

Fee interest in 33.86 acres, more or less, in the Elizabeth Munson League, Abstract No. 88, Liberty County, Texas, being the eastern most 33.86 acres out Lots 19 and 20, Bartlett & Gilbey Subdivision, and being a portion of the land described as Tract 3 and Tract 4 in a Deed from Benjamin A. Brunson et al to Yount-Lee Oil Co., dated February 24, 1925, and recorded in Vol. 125, Page 352 of the Deed Records of Liberty County, Texas, subject to all presently existing and valid non-participating royalties, save and except that land hereinabove described as included in a Surface R-O-W Deed from Pan American Petroleum Corp. to the Chambers-Liberty Counties Navigation District dated September 14, 1967, and recorded in the Deed Records of Liberty County, Texas.

Gross Acres: 33.86 Net Acres: 33.86
Working Interest: 100%
Net Revenue Interest: 87.50%

(3) E.F. Simms Fee #2 & #9

Oil and Gas Lease dated January 1, 1973, between Exxon Corp., as Lessor, and Houston Oil & Minerals Corp., recorded in Vol. 729, Page 548, and Amendment to said Lease dated August 28, 1975, recorded in Vol. 762, Page 696, Liberty County Texas, covering 130.54 acres located in the Elizabeth Munson Survey, A-88. Insofar as it covers Oil and Gas rights from the surface to the base of the Cook Mountain formation, defined as 8031' by the electric log of the E.F. Simms #1 well, and only those leasehold rights owned by Houston Oil & Minerals Corp. for the Nos. 2 and 9 wells.

Gross Acres: 130.54 Net Acres: 130.54
Working Interest: 100%
Net Revenue Interest: 87.50%

EXHIBIT "B"

Related Facilities

All property, real or personal, situated upon and used in connection with the operating, working or development of any of the Leases and including any and all oil wells, gas wells, injection wells or other wells, buildings, structures, field separators, pumps, pumping units, tanks and tank batteries, fixtures, valves, fittings, machinery and parts, engines, casing, tubing and rods, together with all additions, substitutions, replacements, accessions and attachments to any and all of the foregoing, save and except the gas meters, Barton recorders, and gathering system lines which Assignor expressly reserves unto itself.

EXHIBIT "C"

Associated Agreements

1. Gas Purchase Contract dated May 1, 1997, as amended, by and between DSW Production Corp., as Seller, and WMJ Investments Corp., as Buyer.
2. Crude Oil Purchase Contract dated April 1, 1997, by and between DSW Production Corp., as Seller, and Gateway Gathering and Marketing Company, as Buyer.
3. That certain Road Use and Maintenance Agreement by and between Samson Lone Star Limited Partnership, as successor in interest to Houston Oil & Minerals Corporation, and DSW Production Corp.

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OCG

MICHAEL G. TAPP
ATTORNEY AND COUNSELOR AT LAW
12611 JONES ROAD - SUITE 101
HOUSTON, TEXAS 77070

TELEPHONE (281) 890-8277
FAX (281) 890-1961

December 9, 2019

Emmitt Purvis
1851 Pasadena Blvd.
Pasadena, Texas 77506

Certified Mail RRR # 7019 2280 0000 2304 6691

Emmitt Purvis
1715 Chippawa Lane
Pasadena, Texas 77504

Certified Mail RRR # 7019 2280 0000 2304 6707

Emmitt Purvis
8515 Callingsdale Rd
La Porte, Texas 77571

Certified Mail RRR # 7019 2280 0000 2304 6684

Re: Promissory Note dated November 13, 2014, in the principal amount of \$375,000.00 executed by Emmitt Purvis payable to the order of II C.B., L.P. secured by Deed of Trust to Michael G. Tapp, Trustee, of even date filed for record under County Clerk's File No. 2014018195, of the Real Property Records of Liberty County, Texas, covering property in Liberty County, Texas

Dear Mr. Purvis:

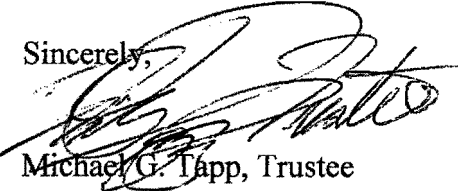
I am the Trustee of the cited Deed of Trust.

All principal and accrued and unpaid interest on the Promissory Note is due and payable. You may call Darleene Wright at (713) 952-8022 to obtain a pay-off figure.

The beneficiary of said Deed of Trust has requested that I enforce the sale terms of the Deed of Trust. Therefore, NOTICE is hereby given that unless the amounts due and payable under the Promissory Note are sooner paid, I shall, between the hours of 10:00 a.m. and 4:00 p.m. and no earlier than 1:00 p.m. on January 7, 2020, at the place designated in Liberty County for such sale, offer and sell at public sale, for cash, the property aforesaid.

A true and correct copy of the Trustee's Notice of Sale is enclosed herewith for your information. If you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael G. Tapp". The signature is fluid and cursive, written over the word "Sincerely,".

Michael G. Tapp, Trustee

Enclosure

cc: Reese W. Baker
950 Echo lane Ste 200
Houston, Texas 77024

June Mann
3104 Edloe Street Ste 201
Houston, Texas 77027

Allison D. Byman, Chapter 7 Trustee
7924 Broadway, Ste 104
Pearland, Texas 77581

✓ D Wright
2825 Wilcrest #300
Houston, Texas 77042

TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LIBERTY

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WHEREAS, On November 13, 2014, Emmitt Purvis executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to Michael G. Tapp, Trustee, the real estate hereinafter described to secure II C.B., L.P. in the payment of the Note described in said Deed of Trust and filed for record in the Real Property Records of Liberty County, Texas, under Clerk's File No. 2014018195; and

WHEREAS, the Note is past due on its face, and II C.B., L.P., the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, Michael G. Tapp, Trustee, whose address is 12611 Jones Road Suite 101, Houston, Texas, 77070, (281) 890-8277 hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder for cash, in the area designated by Liberty County Commissioner's Court as the place in which to hold real property foreclosures sales in Liberty County, the county in which said property is located, between 10:00 a.m. and 4:00 p.m. on January 7, 2020, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

- A. The Working Interest and Net Revenue Interest in and to those certain Oil, Gas, and Mineral Leases (including all amendments, extensions, and corrections thereof) described in Exhibit A"A attached hereto and incorporated herein for all purposes, and in and to the lands described in said Exhibit "A", located in Liberty County, Texas, together with all interests set out in Exhibit "A" in to and under all wells located thereon, the mineral leasehold estates and working interests created by said Leases, the associated net revenue interests in and to the rights to production from and attributable to said Leases and the lands covered thereby, subject to the terms of the Leases;
- B. Any and all contracts or agreement affecting the above described Leases, land, well rights and interest, or the production and disposition of hydrocarbons therefrom, including but not limited to all oil, gas, mineral or product sales, purchase, transportation, exchange or processing contracts and agreements, casinghead gas contracts, pooling and unitization agreements, operating agreements, joint venture agreements, division and transfer orders, servicing contracts, salt water disposal agreements, surface agreements, easements, servitudes, right of way agreements, road agreements, permits, licenses, orders, and other contracts, agreements, rights and privileges of Grantor insofar as they cover and relate to Leases, lands, wells, rights and interests referred to in Section A above, including, without limitation, the agreements described in Exhibit "C" attached hereto and incorporated herein for all purposes;
- C. All Grantor's right title and interest in and to producing, nonproducing and shut-in oil and gas wells, salt water disposal wells, water wells, injection wells and all other wells located on the Leases described in Exhibit "A", together with all material and equipment located thereon or therein and used in connection therewith (including without limitation, the casing, tubing, well

head equipment, pumping units, flow lines, tanks, and other associated equipment, save and except the gas meters, Barton records, and gathering system lines, including, without limitation, the materials and equipment described in Exhibit "B" attached hereto and incorporated herein for all purposes.

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

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Texas Bus. & Com. Code. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Trustee or Substitute Trustee, Lender or Lender's attorney. The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces or the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Signed this 10th day of December, 2019.

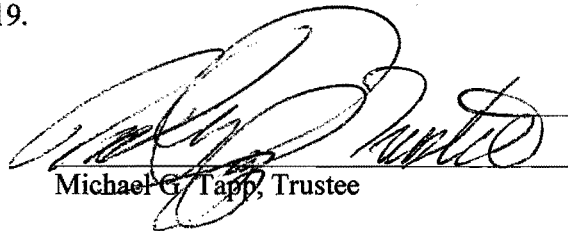

Michael G. Tapp, Trustee

EXHIBIT "A"

TO ASSIGNMENT, CONVEYANCE AND BILL OF SALE
DATED EFFECTIVE DECEMBER 1, 1998, BETWEEN DSW PRODUCTION CORP
("ASSIGNOR") AND DTC OPERATING COMPANY ET AL ("ASSIGNEE");

OIL, GAS AND MINERAL LEASES:

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2. Crude Oil Purchase Contract dated April 1, 1997, by and between DSW Production Corp., as Seller, and Gateway Gathering and Marketing Company, as Buyer.
3. That certain Road Use and Maintenance Agreement by and between Samson Lone Star Limited Partnership, as successor in interest to Houston Oil & Minerals Corporation, and DSW Production Corp.

DEC 11 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adrian Dwyer DEPUTY

TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LIBERTY

WHEREAS, On November 13, 2014, Emmitt Purvis executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to Michael G. Tapp, Trustee, the real estate hereinafter described to secure II C.B., L.P. in the payment of the Note described in said Deed of Trust and filed for record in the Real Property Records of Liberty County, Texas, under Clerk's File No. 2014018196, as renewed and extended by instruments recorded in said records under Clerk's File Nos. 2016012415 and 2016022551; and

WHEREAS, the Note is past due on its face, and II C.B., L.P., the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, Michael G. Tapp, Trustee, whose address is 12611 Jones Road Suite 101, Houston, Texas, 77070, (281) 890-8277 hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder for cash, in the area designated by Liberty County Commissioner's Court as the place in which to hold real property foreclosures sales in Liberty County, the county in which said property is located, between 10:00 a.m. and 4:00 p.m. on January 7, 2020, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

Two tracts of land in Liberty County, Texas, Tract 1 being a 170.9686 acres tract out of the Elizabeth Munson League, Abstract 88 and the William Duncan League, Abstract 28, Liberty County, Texas, more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes, and Tract 2 being a 232.4765 acres tract out of the William Duncan League, Abstract 28, Liberty County, Texas, more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein for all purposes

together with (a) all rights, titles and interests now owned or hereafter acquired by Grantor in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (b) all tracts or parcels of land and any interests therein presently owned by Grantors and contiguous to the foregoing described real property, (c) all sewer rights, water, water courses, water rights and powers, air rights and development rights, (d) any strips or gores between the Land and abutting or adjacent properties; (e) all water and water rights, timber, crops and mineral interests; and (f) all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances and reversions and remainders of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to all or any portion of the foregoing described properties; (all of the aforesaid being hereinafter sometimes called the "Property").

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

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Texas Bus. & Com. Code. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of

the funds paid. Purchaser shall have no further recourse against the Trustee or Substitute Trustee, Lender or Lender's attorney. The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Signed this 10th day of December, 2019.

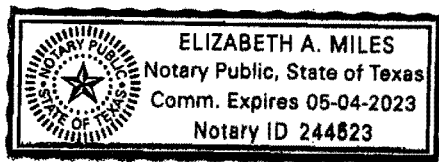


Michael G. Tapp, Trustee

Acknowledgment to Notice of Trustee's Sale

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 10 day of December, 2019, by Michael G. Tapp, in his capacity as Trustee.



Elizabeth A. Miles
Notary Public - State of Texas

EXHIBIT "A"

TRACT 1:

FIELD NOTES of a 170.9686 acre tract of land situated in the Elizabeth Munson League, Abstract 88 and the William Duncan League, Abstract 28, Liberty County, Texas and being all of that certain called 176.5 acres (Tract 2) conveyed by Champion Properties Corporation to Alders Properties, Inc. by Deed dated April 6, 1994 and recorded in Volume 1512 at Page 29 of the Official Public Records of Liberty County, Texas that lies East and North of the East and Northeast bank of Day Lake, together with a 0.0547 of an acre out of that certain called 1426 acre residue tract (Tract 1) conveyed by Champion Properties Corporation to Alders Properties, Inc. by Deed dated April 6, 1994 and recorded in Volume 1512 at Page 29 of the Official Public Records of Liberty County, Texas. Said 0.0547 of an acre is that portion of said called 1426 acre residue tract that lies between the North line of the William Duncan League, Abstract 28 and the South line of the Elizabeth Munson League, North of the Northeast bank of said Day Lake. This 170.9686 acre tract of land is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.000032957. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 1/2 inch iron rod, with cap, set in the South line of that certain called 25.0 acres conveyed by Tri-Union Development Corporation to Texcal Energy South Texas, L.P. by Deed dated October 21, 2004 and recorded under County Clerk's File No. 2004016264 of the Official Public Records of Liberty County, Texas, from which a 2 inch iron pipe (found) bears South 88°41'27" West 149.54 feet; a 1 inch iron pipe (found) bears North 13°22'13" East 8.33 feet and a 1 inch iron pipe (found) bears North 82°19'01" West 39.73 feet. Said 1/2 inch iron rod being the Northeast corner of that certain 14.007 acre tract described in Volume 682 at Page 554 of the Deed Records of Liberty County, Texas, the Northwest corner of said called 176.5 acres and being the Northwest corner and POINT OF BEGINNING of this tract. Said BEGINNING POINT has a State Plane Coordinate Value of Y=10,013,494.13 and X=4,033,776.84.

THENCE North 87°05'40" East along the North line of this tract, the North line of said called 176.50 acres, the South line of said called 25 acres, the South line of that certain called 60 acres conveyed to Crown Central Petroleum, et al, recorded in the Deed Records of Liberty County, Texas and the South line of that certain called 10 acres conveyed by Tri-Union Development Corporation to Texcal Energy South Texas, L.P. by said Deed recorded in File No. 2004016264; in part with an old fence, and at 6153.27 feet pass a 1/2 inch iron rod, with cap, set for reference; said reference iron having a State Plane Coordinate Value of Y=10,013,806.05 and X=4,039,922.49, in all, a total distance of 6253.27 feet to a point on the West high bank of Trinity River for the Northeast corner of this tract; the Northeast corner of the residue of said called 176.5 acres and the Southeast corner of the residue of said 60 acres.

THENCE: Along and with the meanders of the East line of this tract and the West high bank of said Trinity River, the following courses and distances:

South 05°06'08" West for a distance of 764.34 feet;

South 06°54'49" West for a distance of 320.16 feet;

South 05°19'24" West for a distance of 170.64 feet;

South 20°53'39" West for a distance of 19.94 feet;

South 42°16'39" East for a distance of 105.62 feet to a point in the South line of said called 176.5 acres, the South line of said Munson League, the North line of said Duncan League and the North line of that certain called 50 acres described in Instruments from Judith J. Bell to Jeffrey D. Bell & Judith J. Bell dated May 10, 2006 and recorded under County Clerk's File Nos. 2006006981 and 2006006982 of the Official Public Records of Liberty County, Texas for the Southeast corner of this tract.

THENCE South 87°02'10" West along the Easternmost South line of this tract, the South line of said called 176.5 acres, the South line of said Munson League, the North line of said called 50 acres, the North line of said Duncan League and the North line of said 1426 acre residue tract for a distance of 1436.74 feet to a 1/2 inch iron rod, with cap, set for the Northwest corner of said called 50 acres; said point has a State Plane Coordinate Value of Y=10,012,390.96 and X=4,038,528.98. Said point being an exterior corner of said 1426 acre residue tract and an exterior corner of that certain 232.4765 acres surveyed this date.

THENCE: Continue South 87°02'10" West along the Easternmost South line of this tract, the South line of said called 176.5 acres, the South line of said Munson League, the North line of said Duncan League, the Westernmost North line of said 232.4765 acres and the North line of said 1426 acre residue tract and at 2060.00 feet pass a 1/2 inch iron rod, with cap, set for reference, in all, a total distance of 2479.22 feet to a point on the East bank of Day Lake for the Southernmost Southwest corner of this tract and the Northwest corner of said 232.4765 acres surveyed this date.

THENCE Along and with the meanders of the East and Northeast bank of Day Lake the following courses and distances:

North 57°49'02" West for a distance of 123.58 feet;

North 48°22'08" West for a distance of 114.02 feet;

South 67°03'26" West for a distance of 22.04 feet;

North 49°34'37" West for a distance of 72.82 feet;

North 66°40'40" West for a distance of 169.69 feet;

North 70°24'43" West for a distance of 115.96 feet;

North 85°42'05" West for a distance of 143.01 feet;

South 60°47'27" West for a distance of 76.53 feet;

South 12°50'20" West for a distance of 94.02 feet;

South 63°20'00" East for a distance of 82.26 feet;

South 85°50'22" East for a distance of 72.72 feet;

South 67°34'25" East for a distance of 51.91 feet;

South 63°19'10" East for a distance of 66.60 feet;

South 81°59'38" West for a distance of 181.31 feet;

South 84°09'29" West for a distance of 188.85 feet;

South 80°14'28" West for a distance of 128.05 feet;

South 48°43'52" West for a distance of 36.14 feet;

South 18°52'49" West and at 42.25 feet cross the South line of said Munson League and the North line of said Duncan League at the Northeast corner of said 0.0547 of an acre, in all, a total distance of 78.52 feet;

South 88°44'21" West for a distance of 63.94 feet;

North 10°02'34" West and at 32.01 feet cross the South line of said Munson League and the North line of said Duncan League at the Northwest corner of said 0.0547 of an acre; in all, a total distance of 57.99 feet;

North 85°09'52" West for a distance of 66.09 feet;

North 71°32'38" West for a distance of 65.18 feet;

North 34°47'01" West for a distance of 70.90 feet;

North 19°43'55" West for a distance of 146.59 feet;

North 26°43'09" West for a distance of 195.75 feet;

North 35°05'56" West for a distance of 141.12 feet;

North 45°01'28" West for a distance of 152.46 feet;

North 55°33'43" West for a distance of 163.55 feet;

North 49°22'33" West for a distance of 56.00 feet;

North 62°48'06" West for a distance of 78.32 feet;

North 52°33'52" West for a distance of 181.65 feet;

North 62°38'44" West for a distance of 130.34 feet;

South 87°30'00" West for a distance of 42.69 feet;

South 86°33'39" West for a distance of 74.21 feet;

South 43°07'25" West for a distance of 63.27 feet;

South 29°34'21" East for a distance of 52.29 feet;

South 53°20'02" East for a distance of 23.00 feet;

South 21°54'26" East for a distance of 50.00 feet;

South 45°10'24" West for a distance of 34.15 feet;

South 72°21'35" West for a distance of 42.61 feet;

North 73°57'31" West for a distance of 34.53 feet;

North 69°18'41" West for a distance of 77.69 feet to a point on the Northeast bank of Day Lake at the West line of said called 176.5 acres and the East line of said 14,007 acres described in Volume 582 at Page 554 of the Deed Records of Liberty County, Texas for the Westernmost Southwest corner of this tract

THENCE North 14°15'28" East along the Northernmost West line of this tract, the West line of said called 176.5 acres and the East line of said 14,007 acres and at 8.5 feet pass a 1 inch iron pipe found (bent) 0.63 feet East of said line; in all, a total distance of 469.89 feet to the PLACE OF BEGINNING and containing within these boundaries 170.9686 acres of land.

EXHIBIT "B"

TRACT 2:

FIELD NOTES of a 332.4765 acre tract of land situated in the William Duncan League, Abstract 28, Liberty County, Texas and being all of that portion of the residue of a 1426 acre tract of land (Tract 1) conveyed by Champion Properties Corporation to Alders Properties, Inc. by Deed dated April 6, 1994 and recorded in Volume 1512 at Page 29 of the Official Public Records of Liberty County, Texas, that lies East of the East bank of Day Lake. This 332.4765 acres is more particularly described by the following metes and bounds, to-wit:

NOTE BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.000032957 REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 1-1/2 inch iron pipe in concrete found on the West bank of Day lake in the North line of that certain 299.462 acres (Tract 3) conveyed by Pamela Suzanne Gay Allison, et al. to Pamela Suzanne Gay Allison, et al. by Instrument dated February 29, 1988 and recorded in Volume 1249 at Page 839 of the Official Public Records of Liberty County, Texas and the South line of said 1426 acre residue tract. Said COMMENCING POINT has a State Plane Coordinate Value of Y=10,009,208.06 and X=4,036,835.14.

THENCE North 87°12'58" East along the South line of said 1426 acre residue tract and the North line of said 299.462 acres for a distance of 1044.20 feet to a point on the East bank of Day Lake for the Northeast corner of said 299.462 acres and the Southwest corner and POINT OF BEGINNING of this tract. Said BEGINNING POINT has a State Plane Coordinate Value of Y=10,009,258.75 and X=4,037,878.14.

THENCE Along and with the meanders of the East bank of Day Lake and the West line of this tract, the following courses and distances:

North 30°41'13" East for a distance of 42.57 feet;
North 11°12'11" East for a distance of 132.67 feet;
North 05°51'05" West for a distance of 132.19 feet;
North 24°25'17" West for a distance of 147.77 feet;
North 32°49'50" West for a distance of 118.40 feet;
North 44°08'54" West for a distance of 123.87 feet;
North 52°22'32" West for a distance of 183.54 feet;
North 75°13'10" West for a distance of 187.43 feet;
North 78°34'12" West for a distance of 141.96 feet;
South 87°46'26" West for a distance of 182.06 feet;
South 61°59'00" West for a distance of 78.19 feet;
South 16°16'52" West for a distance of 52.92 feet;
South 56°56'48" West for a distance of 35.08 feet;
North 39°29'53" West for a distance of 204.16 feet;
North 05°06'00" West for a distance of 95.59 feet;
North 20°57'50" East for a distance of 87.02 feet;
North 01°38'52" East for a distance of 154.04 feet;
North 03°33'28" West for a distance of 160.45 feet;
North 14°44'34" West for a distance of 187.17 feet;
North 21°21'50" West for a distance of 180.90 feet;
North 34°11'46" West for a distance of 179.07 feet;
South 61°57'31" West for a distance of 59.84 feet;
South 05°47'43" East for a distance of 71.01 feet;
South 04°06'25" West for a distance of 41.87 feet;
North 65°03'53" West for a distance of 49.39 feet;
North 22°04'44" West for a distance of 117.18 feet;
North 21°34'55" West for a distance of 127.78 feet;
North 37°23'08" West for a distance of 178.62 feet;
North 30°57'04" West for a distance of 152.34 feet;
North 11°49'39" East for a distance of 59.25 feet.

North 05°44'35" East for a distance of 167.83 feet,
North 00°01'58" East for a distance of 123.75 feet,
North 09°12'16" West for a distance of 77.10 feet,
North 15°43'01" West for a distance of 138.64 feet,
North 29°05'25" West for a distance of 170.76 feet,
North 46°31'29" West for a distance of 93.94 feet,

North 57°49'02" West for a distance of 19.73 feet to a point in the North line of said 1426 acres, the North line of said William Duncan League, the South line of that certain called 176.5 acres (Tract 2) conveyed by Champion Properties Corporation to Alders Properties, Inc. by Deed dated April 6, 1994 and recorded in Volume 1512 at Page 29 of the Official Public Records of Liberty County, Texas and the South line of the Elizabeth Munson League, Abstract 38, Liberty County, Texas for the Northwest corner of this tract and the Southernmost Southwest corner of that certain 170.9686 acre tract surveyed this date.

THENCE. North 87°02'10" East along the Westernmost North line of this tract, the North line of said 1426 acre residue tract, the North line of said Duncan League, the South line of said called 176.5 acres, the South line of said Munson League and the Easternmost South line of said 170.9686 acres and at 419.22 feet pass a 1/2 inch iron rod, with cap, set for reference; in all, a total distance of 2479.22 feet to a 1/2 inch iron rod, with cap, set for an exterior corner of said 1426 acre residue tract, an exterior corner of this tract and the Northwest corner of that certain called 50 acres described in Instruments from Judith J. Bell to Jeffrey D. Bell & Judith J. Bell dated May 10, 2006 and recorded under County Clerk's File Nos. 2006006981 and 2006006982 of the Official Public Records of Liberty County, Texas. Said point has a State Plane Coordinate Value of Y=10,012,390.96 and X=4,038,528.98

THENCE. South 02°57'50" East along the West line of said called 50 acres, an interior line of said 1426 acre residue tract and an interior line of this tract for a distance of 1475.83 feet to a 1/2 inch iron rod, with cap, set for an interior corner of this tract, an interior corner of said 1426 acre residue tract and the Southwest corner of said called 50 acres.

THENCE. North 87°02'10" East along the South line of said called 50 acres, the Easternmost North line of this tract and the Easternmost North line of said 1426 acre residue tract, for a distance of 1475.83 feet to a 1/2 inch iron rod, with cap, set for an interior corner of this tract, an interior corner of the residue of said 1426 acres and the Southeast corner of said called 50 acres.

THENCE. North 02°57'50" West along an interior line of this tract, an interior line of said 1426 acre residue tract and the East line of the residue of said 50 acres and at 1294.72 feet pass a 1/2 inch iron rod, with cap, set for reference; in all, a total distance of 1394.72 feet to a point on the West high bank of Trinity River for the Northeast corner of this tract.

THENCE: Along and with the meanders of the West bank of the Trinity River, the East line of this tract and the East line of the residue of said 1426 acres, the following courses and distances:

South 28°23'33" East for a distance of 43.29 feet,
South 33°34'42" East for a distance of 258.18 feet,
South 26°10'02" East for a distance of 77.48 feet;
South 41°59'32" East for a distance of 108.11 feet;
South 24°55'41" East for a distance of 51.22 feet;
South 48°58'16" East for a distance of 356.25 feet;
South 40°00'07" East for a distance of 201.41 feet,
South 37°43'59" East for a distance of 149.77 feet;
South 37°26'23" East for a distance of 218.37 feet;
South 33°52'13" East for a distance of 153.17 feet;
South 36°21'57" East for a distance of 154.81 feet,
South 32°42'32" East for a distance of 134.31 feet,
South 23°16'32" East for a distance of 101.60 feet,
South 11°10'50" East for a distance of 190.49 feet,
South 23°22'42" East for a distance of 74.36 feet,
South 02°08'12" West for a distance of 236.93 feet;
South 11°40'51" West for a distance of 237.24 feet;
South 34°00'01" West for a distance of 209.11 feet,
South 38°43'28" West for a distance of 186.05 feet;
South 45°38'48" West for a distance of 241.68 feet;

South 54°28'07" West for a distance of 239.83 feet,

South 57°37'44" West for a distance of 112.13 feet to a point in the North line of the Welder Subdivision as recorded in Volume 7 at Page 340 of the Deed Records of Liberty County, Texas for the Southeast corner of this tract and the Southeast corner of the residue of said 1426 acres

THENCE South 87°13'02" West along the South line of this tract, the South line of the residue of said 1426 acres, the North line of said Welder Subdivision and the North line of the Wilson & Bullard Subdivision as recorded in Volume 9 at Page 53 of the Deed Records of Liberty County, Texas and at 100.00 feet pass a 1/2 inch iron rod, with cap, set for reference, at 2549.52 feet pass a 1/2 inch iron rod, with cap, set for reference, in all, a total distance of 2649.52 feet to the PLACE OF BEGINNING and containing within these boundaries 232.4765 acres of land

OFFICIAL RECORDS
LIBERTY COUNTY
PROLETTE WILLIAMS
COUNTY CLERK
RECORDING FEE \$7.00
2011007301
06/29/2011 11:17 AM 16 PGS
PROCESSOR, DC Receipt #07864

CLERK OF COURTS
LIBERTY COUNTY, TEXAS
I hereby certify that the foregoing is a true and correct copy of the original as the same was filed in the office of the County Clerk of Liberty County, Texas at San Antonio, Texas.

JUN 29 2011

Proletta Williams
COUNTY CLERK
LIBERTY COUNTY, TEXAS