

Notice of Foreclosure Sale

May 11, 2018

("Deed of Trust"):

Dated: April 27, 2017

Grantor: G & S VENTURES, LLC

Trustee: Joe F. Stafford

Lender: BIG SPRING PROPERTIES, LLC

Recorded in: Volume 1624, Page 143, of the Official Public Records of Howard County, Texas

Legal Description: Attached hereto as Exhibit "A"

Secures: Promissory ("Note") in the original principal amount of \$735,000.00, executed by G & S VENTURES, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 5, 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 10:00a.m. and not later than three hours thereafter.

Place: The North entrance of the Howard County Courthouse, 300 S. Main, Big Spring, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that BIG SPRING PROPERTIES, LLC'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, BIG SPRING PROPERTIES, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is

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COUNTY CLERK
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hereby given of BIG SPRING PROPERTIES, LLC's election to proceed against and sell the real property described in the Deed of Trust in accordance with BIG SPRING PROPERTIES, LLC'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

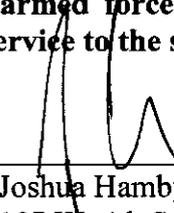
If BIG SPRING PROPERTIES, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by BIG SPRING PROPERTIES, LLC. 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, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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



Joshua Hamby, Attorney for Trustee
107 W. 4th St.
Big Spring, TX 79720
Telephone (432) 263 8395
Telecopier (432) 263 4798

24.603 Acre Tract

EXHIBIT "A"

DESCRIPTION

FOR A 24.603 ACRE TRACT OF LAND SITUATED IN THE TEXAS & PACIFIC RAILWAY COMPANY SURVEY, HOWARD COUNTY, TEXAS, BEING A PORTION OF A 45.23 ACRE TRACT AS DESCRIBED IN A DEED TO JERRY WORTHY AND RECORDED IN VOLUME 434, PAGE 570 OF THE DEED RECORDS OF SAID COUNTY, SAID 24.603 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING PLAT, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a calculated point on the east boundary line of said 45.23 acre tract, same being the southeast corner of Section One, Village at the Spring, a subdivision according to the plat recorded in Volume 478, Page 408 of the Deed Records of said County, same being the intersection of the south right-of-way line of Village Road and the west right-of-way line of U.S. Highway 87, for the northeast corner and **POINT OF BEGINNING** hereof, from which a TXDOT Type I concrete monument found for an angle point on the east boundary line of said 45.23 acre tract, same being the west right-of-way line of said U.S. Highway 87 bears, N 24°34'50" W a distance of 377.44 feet;

THENCE with the east boundary line of said 45.23 acre tract, same being the west right-of-way line of said U.S. Highway 87, the following three (3) courses and distances:

- 1) S 24°34'50" W for a distance of 48.50 feet to a TXDOT Type I concrete monument found, for an angle point hereof,
- 2) S 33°11'29" W for a distance of 101.26 feet to a TXDOT Type I concrete monument found, for an angle point hereof, and
- 3) S 24°32'52" W for a distance of 174.72 feet to a calculated point for the northeast corner of a Texas & Pacific Railway tract, for an angle point hereof;

THENCE departing the west right-of-way line of said U.S. Highway 87, with the east boundary line of said 45.23 acre tract, same being the boundary line of said Texas & Pacific Railway tract, the following three (3) courses and distances:

- 1) N 65°26'25" W for a distance of 100.00 feet to a calculated point, for the northwest corner of said Texas & Pacific Railway tract, for an angle point hereof,
- 2) S 24°33'35" W for a distance of 99.99 feet to a calculated point, for the southwest corner of said Texas & Pacific Railway tract, for an angle point hereof, and
- 3) S 65°26'25" E for a distance of 100.00 feet to a calculated point on the west right-of-way line of said U.S. Highway 87, same being the southeast corner of said Texas & Pacific Railway tract, for an angle point hereof;

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THENCE continuing with the east boundary line of said 45.23 acre tract, same being the west right-of-way line of said U.S. Highway 87, the following three (3) courses and distances:

- 1) **S 24°32'52" W** for a distance of 423.89 feet to a TXDOT Type I concrete monument found, for an angle point hereof,
- 2) **S 08°14'09" W** for a distance of 104.86 feet to a TXDOT Type I concrete monument found, for an angle point hereof, and
- 3) **S 24°42'20" W** for a distance of 226.78 feet to a calculated point for the southeast corner of said 45.23 acre tract, same being the northeast corner of a called 11.67 acre tract as described in a deed to District 8 Baptist Encampment, Inc. and recorded in Volume 187, Page 214 of the Deed Records of said County, for the southeast corner hereof;

THENCE departing the west right-of-way line of said U.S. Highway 87, with the south boundary line of said 45.23 acre tract, same being the north boundary line of said 11.67 acre tract, **N 77°54'01" W** for a distance of 566.68 feet to a calculated point for the southeast corner of a called 3.08 acre tract as described in a deed to Richard C. Milstead, Trustee and recorded in Volume 325, Page 158 of the Deed Records of said County, for the most southerly southwest corner hereof;

THENCE through the interior of said 45.23 acre tract, same being the boundary line of said 3.08 acre tract, the following two (2) courses and distances:

- 1) **N 12°32'27" W** for a distance of 423.95 feet to a calculated point for the northeast corner of said 3.08 acre tract, for an angle point hereof, and
- 2) **S 77°46'29" W** for a distance of 406.61 feet to a calculated point on the west boundary line of said 45.23 acre tract, same being the northwest corner of said 3.08 acre tract, for the most westerly southwest corner hereof;

THENCE with the west boundary line of said 45.23 acre tract, **N 13°24'14" W** for a distance of 188.05 feet to a 6" metal gate post found for the northwest corner of said 45.23 acre tract, same being the southwest corner of a called 15.49 acre tract as described in a deed to the City of Big Spring, Texas and recorded in Volume 389, Page 194 of the Deed Records of said County, for the northwest corner hereof;

THENCE with the north boundary line of said 45.23 acre tract, same being the south boundary line of said 15.49 acre tract, the following three (3) courses and distances:

- 1) **N 50°51'29" E** for a distance of 769.59 feet for to a calculated point, for an angle point hereof,
- 2) **N 24°38'44" E** for a distance of 153.12 feet to a calculated point, for an angle point hereof, and

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- 3) **N 16°30'00" W** for a distance of 23.73 feet to a calculated point for the southwest corner of a called 61.24 acre (Tract 1) tract as described in a deed to Fort Worth National Bank, Trustee for the Dora Roberts Foundation Trust and recorded in Volume 417, Page 715 of the Deed Records of said County, being on the 2,545.00' contour line of the south shore of Cosden Country Club Lake, for an angle point hereof;

THENCE continuing with the north boundary line of said 45.23 acre tract, same being the south boundary line of said 61.24 acre tract, following the said 2,545.00' contour line of the south shore of Cosden Country Club Lake, the following five (5) courses and distances:

- 1) **N 52°15'21" E** for a distance of 61.70 feet for to a calculated point, for an angle point hereof,
- 2) **N 25°57'39" W** for a distance of 50.00 feet to a calculated point, for an angle point hereof,
- 3) **N 83°22'21" E** for a distance of 86.00 feet to a calculated point, for an angle point hereof,
- 4) **N 20°52'21" E** for a distance of 67.00 feet to a calculated point, for an angle point hereof,
- 5) **S 54°52'39" E** for a distance of 240.00 feet to a calculated point, for an angle point hereof;

THENCE departing the south boundary line of said 61.24 acre tract, through the interior of said 45.23 acre tract the following eight (8) courses and distances:

- 1) **S 21°13'10" W** for a distance of 29.82 feet to a calculated point, for an angle point hereof,
- 2) **S 04°14'49" E** for a distance of 88.43 feet to a calculated point, for an angle point hereof,
- 3) **S 10°25'39" E** for a distance of 72.41 feet to a calculated point, for an angle point hereof, and
- 4) **S 18°57'51" E** for a distance of 65.60 feet to a calculated point, for an angle point hereof,
- 5) **S 14°17'20" E** for a distance of 117.72 feet to a calculated point, for an angle point hereof,
- 6) **S 47°21'10" E** for a distance of 27.10 feet to a calculated point, for an angle point hereof,

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- 7) **S 16°39'34" E** for a distance of 24.48 feet to a calculated point, for an angle point hereof, and
- 8) **N 43°53'20" E** for a distance of 213.49 feet to a ½" iron rod found for an angle point on the south boundary line of said Village At the Spring Subdivision, for an angle point hereof;

THENCE continuing through the interior of said 45.23 acre tract, same being the west boundary line of said Village At the Spring Subdivision, the following four (4) courses and distances:

- 1) **S 89°27'03" E** for a distance of 125.10 feet to a ½" iron rod found, for an angle point hereof,
- 2) **N 61°38'29" E** for a distance of 175.86 feet to a ¾" iron pipe found on the south right-of-way line of said Village Road, for a non-tangent point of curvature hereof,
- 3) with the arc of a curve to the left, having a radius of 225.01 feet, an arc length of 54.38 feet, a central angle of 013°50'52", and a chord which bears, **S 48°14'26" E** for a distance of 54.25 feet to a calculated point of tangency, for a point of tangency hereof, and
- 4) **S 55°09'53" E** for a distance of 26.55 feet to the **POINT OF BEGINNING** hereof and containing 24.603 acres of land.

Bearing basis is referenced to grid north, Texas North Central Coordinate System NAD 83, Central Zone (4203).

4.801 Acre Tract

DESCRIPTION

FOR A 4.801 ACRE TRACT OF LAND SITUATED IN THE TEXAS & PACIFIC RAILWAY COMPANY SURVEY, HOWARD COUNTY, TEXAS, BEING ALL OF A CALLED 3.08 ACRE (TRACT 2) TRACT AND ALL OF A CALLED 1.74 ACRE (TRACT 3) TRACT AS DESCRIBED IN A WARRANTY DEED TO D. KAY COTTON AND RECORDED IN VOLUME 969, PAGE 778 AND IN A DEED OF TRUST TO JOHN T. FERGUSON, TRUSTEE AND RECORDED IN VOLUME 975, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 4.801 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING PLAT, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a $\frac{3}{4}$ " iron pipe found for the northwest corner of said 3.08 acre tract, same being the most westerly southwest corner of a called 45.23 acre tract as described in a deed to Jerry Worthy and recorded in Volume 434, Page 570 of the Deed Records of said County, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 6" metal gate post found for the northwest corner of said 45.23 acre tract bears, N 13°24'14" W a distance of 188.05 feet;

THENCE with the north line of said 3.08 acre tract, same being the west line of said 45.23 acre tract, N 77°41'5" E for a distance of 406.75 feet to a fence post found for the northeast corner of said 3.08 acre tract, same being an angle point on the west line of said 45.23 acre tract, for the northeast corner hereof;

THENCE with the east boundary line of said 3.08 acre tract, same being the west line of said 45.23 acre tract, S 12°37'08" E for a distance of 424.26 feet to a $\frac{3}{4}$ " iron pipe found for the southeast corner of said 3.08 acre tract, same being an angle point on the west line of said 45.23 acre tract, same being the north line of the Remainder Portion of a called 11.67 acre tract as described in a deed to District 8 Baptist Encampment, Inc. and recorded in Volume 187, Page 214 of the Deed Records of said County, for an angle point hereof;

THENCE departing the west line of said 45.23 acre tract, with the south line of said 3.08 acre tract, same being the north line of said Remainder Portion, N 78°01'51" W for a distance of 65.85 feet to a $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap set for the northwest corner of said Remainder Portion, same being the northeast corner of said 1.74 acre tract, for an angle point hereof;

THENCE departing the south line of said 3.08 acre tract, with the west line of said Remainder Portion, in part with the east line of said 1.74 acre tract, S 12°22'59" E for a distance of 146.42 feet to a $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap set for the southeast corner of said 1.74 acre tract, same being the northeast corner of a called 0.77 acre tract as described in said deed to D. Kay Cotton and said deed to John T. Ferguson, Trustee, for the southeast corner hereof;

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THENCE in part with the south line of said 1.74 acre tract, in part with the north line of said 0.77 acre tract, **S 77°38'06" W** for a distance of 333.16 feet to a ½" iron rod with "CRIN-BRADSHAW" cap found for the southwest corner of said 1.74 acre tract, same being on the east right-of-way line of Christian Road (no record found), for the southwest corner hereof;

THENCE in part with the west line of said 1.74 acre tract, same being the east right-of-way line of said Christian Road, **N 12°49'46" W** for a distance of 298.17 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northwest corner of said 1.74 acre tract, same being the south line of said 3.08 acre tract, same being an interior corner of said Christian Road, for an interior corner hereof;

THENCE departing the west line of said 1.74 acre tract, with the south line of said 3.08 acre tract, same being the east right-of-way line of said Christian Road, **N 78°01'51" W** for a distance of 11.04 feet to a ½" iron rod with "Baker-Aicklen" cap set for the southwest corner of said 3.08 acre tract, same being an angle point on the east right-of-way line of said Christian Road, for an angle point hereof;

THENCE in part with the west line of said 3.08 acre tract, same being the east right-of-way line of said Christian Road, **N 13°05'08" W** for a distance of 241.21 feet to the **POINT OF BEGINNING** hereof and containing 4.801 acres of land.

Bearing basis is referenced to grid north, Texas North Central Coordinate System NAD 83, Central Zone (4203).