

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Date: November 2, 2016

Substitute Trustee: Jess N. Turner, III

Address of Substitute Trustee: P. O. Box 930
(455 Elm Street, Suite 100)
Graham, Texas 76450

Holder of Note and Lien: D. E. Drennan

Note: Promissory Note in original principal amount of \$120,000.00

Deed of Trust:

Date: August 19, 2011

Grantor: Andrew Bowers and Martha I. Bowers,
a/k/a Martha I. Martinez

Lender: D. E. Drennan

Recording Information: Volume 1103, Page 73, Official Public Records,
Young County, Texas

Property: See attached Exhibit A.

County: Young County, Texas

Date of Sale (first Tuesday of month): December 6, 2016. The earliest time
at which the sale shall occur is
10:00 a.m.

Time of Sale: 10:00 a.m.

Place of Sale of Property: Under the Portico at the North Entrance of the
Young County Courthouse, Graham, Young County,
Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Sender of Notice: Jess N. Turner, III
Turner & Allen, P.C.
P. O. Box 450
455 Elm Street, Suite 100
Graham, Texas 76450

Holder of the Note and Lien has appointed Jess N. Turner, III, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder, for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

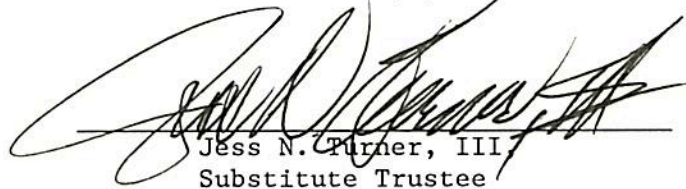

Jess N. Turner, III
Substitute Trustee

Exhibit A

(Attached To and Made a Part of Substitute Trustee's Notice of Sale, dated November 2, 2016)

30.29 acres in Young County, Texas, being a tract containing 34.66 acres, being within the N. Lynch Survey, Abstract No. 171 and being part of a called 55.73 acre tract described in a deed recorded in Volume 822, Page 259 of the Deed Records of Young County, Texas, said 34.66 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod set at the northwest corner of a called 3.13 acre tract described in a deed recorded in Volume 872, Page 216 of the Deed Records of Young County, Texas, said iron rod is in the northwest line of a called 55.73 acre tract described in a deed recorded in Volume 822, Page 259 of the Deed Records of Young County, Texas;

THENCE with the northwest line of said 55.73 acre tract, North 31 degrees 03 minutes 02 seconds East for a distance of 676.63 feet to a 1/2 inch capped iron rod set in the south R.O.W. line of State Highway No. 380;

THENCE with the south R.O.W. line of said highway, North 76 degrees 30 minutes 37 seconds East for a distance of 193.30 feet to a 1/2 inch capped iron rod set at the base of a fence corner;

THENCE South 21 degrees 43 minutes 27 seconds East for a distance of 12.79 feet to a 1/2 inch capped iron rod set at the base of a fence corner;

THENCE South 01 degrees 18 minutes 53 seconds West for a distance of 613.35 feet to a 1/2 inch capped iron rod set at the base of a fence corner;

THENCE South 09 degrees 36 minutes 22 seconds East for a distance of 28.60 feet to a 5/8 inch iron rod found marking the northwest corner of a 1.00 acre tract;

THENCE South 10 degrees 22 minutes 07 seconds East for a distance of 210.00 feet to a 5/8 inch iron rod found marking the southwest corner of said 1.00 acre tract;

THENCE South 10 degrees 09 minutes 27 seconds East for a distance of 143.88 feet to a 1/2 inch capped iron rod set at the base of a fence corner;

THENCE North 79 degrees 27 minutes 46 seconds East for a distance of 208.25 feet to a 5/8 inch iron rod found marking the southwest corner of a called 5.00 acre tract described in a deed recorded in Volume 857, Page 586 of the Deed Records of Young County, Texas;

THENCE with the south line of said 5.00 acre tract, South 71 degrees 16 minutes 32 seconds East for a distance of 239.84 feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the south line of said 5.00 acre tract, South 85 degrees 08 minutes 44 seconds East for a distance of 251.79 feet to a 5/8 inch iron rod found marking the southeast corner of said 5.00 acre tract;

THENCE with the east line of said 5.00 acre tract, North 14 degrees 50 minutes 32 seconds East for a distance of 269.92 feet to a 5/8 inch iron rod found marking the northeast corner of said 5.00 acre tract, said iron rod is on the northeast line of the previously mentioned 55.73 acre tract;

THENCE with the northeast line of said 55.73 acre tract, South 40 degrees 21 minutes 23 seconds East for a distance of 949.38 feet to a spike found marking a corner of said 55.73 acre tract;

THENCE with the east line of said 55.73 acre tract, South 06 degrees 40 minutes 37 seconds West for a distance of 265.40 feet to a 1/2 inch capped iron rod set at the southeast corner of said 55.73 acre tract on the north line of a called 70.75 acre tract described in a deed recorded in Volume 713, Page 60 of the Deed Records of Young County, Texas;

THENCE with the south line of said 55.73 acre tract and also with the north line of said 70.75 acre tract, North 83 degrees 57 minutes 31 seconds West for a distance of 1820.66 feet to a 5/8 inch iron rod found marking the southeast corner of a called 5.00 acre tract described in a deed recorded in Volume 864, Page 45 of the Deed Records of Young County, Texas;

THENCE with the east line of said 5.00 acre tract described in Volume 864, Page 45, North 06 degrees 02 minutes 29 seconds East for a distance of 408.28 feet to a 5/8 inch iron rod found at the base of a fence corner, said iron rod marks the southeast corner of a called 3.13 acre tract described in a deed recorded in Volume 872, Page 216 of the Deed Records of Young County, Texas;

THENCE with the east line of said 3.13 acre tract, North 06 degrees 00 minutes 43 seconds East for a distance of 451.01 feet to a 5/8 inch iron rod found marking the northeast corner of said 3.13 acre tract;

THENCE with the north line of said 3.13 acre tract, North 61 degrees 01 minutes 02 seconds West for a distance of 241.27 feet to the POINT OF BEGINNING;

SAVE AND EXCEPT a tract of land containing 4.37 acres, being within the N. Lynch Survey, Abstract No. 171 and being part of a called 34.66 acre tract described in a Warranty Deed from Christopher A. Weber and Joey W. Webber to D.E. Drennan recorded in Volume 1095, Page 90 of the Official Public Records of Young County, Texas, said 4.37 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found in the south R.O.W. line of State Highway No. 380 at the northwest corner of a called 34.66 acre tract described in a Warranty Deed from Christopher A. Weber and Joey W. Webber to D.E. Drennan recorded in Volume 1095, Page 90 of the Official Public Records of Young County, Texas;

THENCE with the north line of said 34.66 acre tract, North 76 degrees 30 minutes 37 seconds East for a distance of 193.30 feet to a 1/2 inch capped iron rod found at a corner of said 34.66 acre tract;

THENCE with an east line of said 34.66 acre tract, South 21 degrees 43 minutes 27 seconds East for a distance of 12.79 feet to a 1/2 inch capped iron rod found at a corner of said 34.66 acre tract;

THENCE with an east line of said 34.66 acre tract, South 01 degrees 18 minutes 53 seconds West for a distance of 613.35 feet to a 1/2 inch capped iron rod found at a corner of said 34.66 acre tract;

THENCE with an east line of said 34.66 acre tract, South 09 degrees 36 minutes 22 seconds East for a distance of 28.60 feet to a 5/8 inch iron rod found at a corner of said 34.66 acre tract;

THENCE with an east line of said 34.66 acre tract, South 10 degrees 22 minutes 07 seconds East for a distance of 41.40 feet to a 1/2 inch capped iron rod set at the southeast corner of this tract;

THENCE North 65 degrees 17 minutes 25 seconds West for a distance of 501.27 feet to a 1/2 inch capped iron rod set in the west line of said 34.66 acre tract;

THENCE with the west line of said 34.66 acre tract, North 31 degrees 03 minutes 02 seconds East for a distance of 512.85 feet to the POINT OF BEGINNING.