

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: C. D. Dill & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 14, 2011 and recorded under Vol. 1378, Page 376, or Clerk's File No. 754, in the property records of WASHINGTON County Texas, with Robert Lukeman, an unmarried man (Grantor) and Mortgage Electronic Registration Systems, Inc. as Nominee for PHH Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Robert Lukeman, an unmarried man securing payment of the indebtedness in the original principal amount of \$59,416.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Robert Lukeman. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, BEING LOT FOUR (4), BLOCK NO. TWELVE (12) OF FOURTH ATLOW ADDITION, CITY OF BRENHAM, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT CABINET FILE NO. 50A AND 50B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2019

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: WASHINGTON County Courthouse, Texas at the following location: At the south entrance of the Washington County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

44-19-1875
WASHINGTON



4704158

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
NOV 5 2019
5:00 PM
CLERK'S OFFICE
WASHINGTON COUNTY TEXAS

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.

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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Pete Florez, Megan L. Randle, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.**

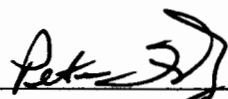
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 3rd day of September, 2019.



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

Posted and filed by:



Printed Name:

Pete Florez

C&M No. 44-19-1875

Notice of [Substitute] Trustee Sale

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2019 SEP 20 PM 4:46
Brenham
WASHINGTON COUNTY CLERK

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 military service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 11/05/2019

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 7000 Kurt Drive, Brenham, TX 77833

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/30/2001 and recorded 06/22/2001 in Book 0994 Page 177 Document 4089 , real property records of Washington County, Texas, with **Doreen Marie Lehman, a single person grantor(s)** and SEBRING CAPITAL CORPORATION as Lender, Deutsche Bank Trust Company Americas as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2001-KS3 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, FLORENCE ROSAS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, JULIAN PERRINE, MARIEL MARROQUIN OR KRISTOPHER HOLUB , Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Doreen Marie Lehman, a single person**, securing the payment of the indebtedness in the original principal amount of **\$176,500.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank Trust Company Americas as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2001-KS3** is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

2.061 ACRES OF LAND BEING A CONSOLIDATION/REPLAT OF LOTS 210 AND 211, BLUEBONNET HILLS SUBDIVISION, SECTION V, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET FILE NO. 382B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. Being the same property described in Deed dated October 21, 1988, executed by Abolene Kimball to Doreen Marie Lehman, recorded in Volume 909, Page 163, Official Records of Washington County, Texas.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

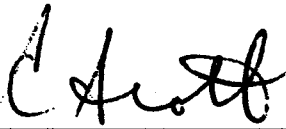
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

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.

Date:



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



PETE FLOREZ, FLORENCE ROSAS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, JULIAN PERRINE, MARIEL MARROQUIN OR KRISTOPHER HOLUB
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Pete Florez Certificate of Posting whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 9-26-19 I filed this Notice of Foreclosure Sale at the office of the Washington County Clerk and caused it to be posted at the location directed by the Washington County Commissioners Court.

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):
Dated: February 17, 2012
Grantors: Luis J. Sanchez and spouse, Maria D. Sanchez
Trustee: Ervin B. Flencher, Jr.
Lender: Citizens State Bank
Recorded in: Volume 1395, Page 76, Official Records of Washington County, Texas.

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2019 OCT -7 PM 1:29
Beth A. Rothman
WASHINGTON COUNTY CLERK

Legal Description:

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, being Lot Fourteen (14), Section 2, Louanna Estates, as shown on plat filed in Plat Cabinet File No. 199A and 199B, Plat Records of Washington County, Texas.

Being the same property described in Deed dated November 12, 1996, executed by Arthur Stanley Hahn and Angela Hahn to Ruston L. Hurta and Mary Kay Hurta, recorded in Volume 842, Page 155, Official Records of Washington County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$116,000.00, executed by Luis J. Sanchez and spouse, Maria D. Sanchez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, November 5, 2019
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.
Place: Washington County Courthouse
100 East Main Street
Brenham, Texas 77833
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 Citizens State Bank'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, Citizens State Bank, 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 hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank'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.

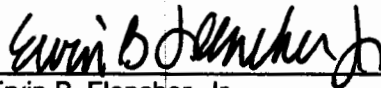
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Citizens State Bank. 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.



Ervin B. Flencher, Jr.
255 8th Street
Somerville, Texas 77879

STATE OF TEXAS
COUNTY OF WASHINGTON

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NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2019 OCT 10 PM 3:10
April A. Rothman
WASHINGTON COUNTY CLERK

Deed of Trust and Security Agreement ("Deed of Trust")

Dated: March 23, 2016

Grantor(s): Timothy Carr Weatherby & Claire D. Weatherby

Trustee: John Farra

Lender: American Capital Group, LLC

Recorded in: Book 1537, Page 0096 of the Real Property Records of Washington County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$800,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Modified by: Loan Agreement and Extension of Real Estate Note and Liens executed on March 23, 2018 between Weatherby Show Horses, LLC as obligor and Timothy Carr Weatherby and Claire Delaney Weatherby, as guarantors with Lender, American Capital Group, LLC (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed and/or extended)

Property: The real property and improvements described in the attached Exhibit A

Substitute Trustee: Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: FCI Lender Services, Inc.

**Mortgage Servicer's
Address:**

**P.O. Box 28720
Anaheim, CA 92809-0112**

Foreclosure Sale:

Date:

Tuesday, November 5, 2019

Time:

The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00pm - 4:00pm local time.

Place:

South entrance of the Courthouse or as designated by the County Commissioner's Office.

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 American Capital Group 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, American Capital Group LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

FCI Lender Services, Inc. is representing American Capital Group LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of American Capital Group LLC and FCI Lender Services, Inc. are set forth above.

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

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: *Pete Florez*
Pete Florez Substitute Trustee

STATE OF TEXAS

COUNTY OF WASHINGTON

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100ct This instrument was acknowledged before me by Pete Florez on 2019

Caityn Brewster

Notary Public, State of Texas
Commission Expires: 01/03/2023

Printed Name:
Caityn Brewster

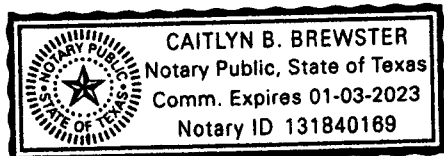


Exhibit A: Property Description

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN WASHINGTON COUNTY, TEXAS, BEING TRACT 13, OF DOE RUN FARM COUNTRY COMMUNITY, A SUBDIVISION IN WASHINGTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET FILE NO.411A AND 432A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND AS RATIFIED ON SEPTEMBER 30, 2000, AS RECORDED IN VOLUME 969, PAGE 135, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

TRACT I: BEING A 20.47 ACRE TRACT OUT OF A 67.41 ACRE TRACT OUT OF THE EAST END OF THE F.D. MOFF 161.78 ACRE TRACT (CALLED 160.00 ACRES) AS DESCRIBED IN A DEED RECORDED IN VOLUME 489, PAGE 460 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CALLED 160 ACRES BEING THE NORTHWEST QUARTER OF SECTION 14, H.T. & B. RAILROAD COMPANY SURVEY, ALSO KNOWN AS THE DAVIS AND BROWN SURVEY, ABSTRACT 575, BRAZORIA COUNTY, TEXAS, AND SAID 20.47 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT MARKING THE NORTHWEST CORNER OF SAID CALLED 160.00 ACRE TRACT, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, M.T. & B. RAILROAD COMPANY SURVEY;

THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 160.00 ACRE TRACT, FOR A DISTANCE OF 2166.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; BEING IN THE NORTH LINE OF SAID 67.41 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 160.00 ACRE TRACT, 417.66 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2342.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 18;

THENCE NORTH 89 DEGREES 26 MINUTES 12 SECONDS WEST, 26.52 FEET ALONG THE NORTH RIGHT-OF- WAY LINE OF COUNTY ROAD 18, TO A 3/4 INCH IRON PIPE FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A 2.00 ACRE TRACT OUT OF SAID 67.41 ACRE TRACT;

THENCE NORTH 00 DEGREES 33 MINUTES 48 SECONDS EAST, 580.80 FEET ALONG THE EAST LINE OF SAID 2.00 ACRE TRACT TO A 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT;

THENCE NORTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 150.00 FEET ALONG THE NORTH LINE OF SAID 2.00 ACRE TRACT, TO A 3/4 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT;

THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, 580.80 FEET, ALONG THE WEST LINE OF SAID 2.00 ACRE TRACT TO A 3/4 INCH IRON PIPE FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 18;

THENCE NORTH 89 DEGREES 26 MINUTES 12 SECONDS WEST, 241.11 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 18, TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 2344.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20.47 ACRES OF LAND.

TRACT II: BEING A 2.00 ACRE TRACT OF LAND OUT OF THE F.D. MOFF CALL 160.00 ACRE TRACT (RECORDED IN VOLUME 489, PAGE 460, DEED RECORDS OF BRAZORIA COUNTY, TEXAS) BEING THE NORTHWEST QUARTER OF SECTION NO. 14, H.T. & B. RAILROAD COMPANY SURVEY, ALSO KNOWN AS THE DAVIS AND BROWN SURVEY, ABSTRACT NO. 575, BRAZORIA COUNTY, TEXAS.

COMMENCING AT A 1/2 INCH IRON PIPE FOUND BY AN OLD FENCE CORNER POST BEING THE APPARENT NORTHWEST CORNER OF SAID SECTION NO. 14, H.T. & B. RAILROAD COMPANY SURVEY: THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2354.94 FEET ALONG AN OLD TREE AND FENCE LINE BEING THE APPARENT WEST LINE OF SAID SECTION NO.14 TO A 3/4 INCH IRON ROD FOUND BY A FENCE CORNER POST IN THE NORTH RIGHT-OF-WAY LINE OF BRAZORIA COUNTY ROAD NO. 18 (60 FOOT RIGHT- OF-WAY); THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS EAST, 2406.75 FEET ALONG THE NORTH LINE OF SAID BRAZORIA COUNTY ROAD NO. 18 (60 FOOT RIGHT-OF-WAY) TO A 3/4 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF AND PLACE OF BEGINNING FOR THIS 2.00 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 33 MINUTES 48 SECONDS EAST, 580.80 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS EAST, 150.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, 580.80 FEET TO A 3/4 INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID BRAZORIA COUNTY ROAD NO.18 (60 FOOT RIGHT- OF-WAY) FOR THE SOUTHEAST CORNER OF THIS TRACT; SAID CORNER BEARS NORTH 89 DEGREES 26 MINUTES 12 SECONDS WEST, 448.57 FEET FROM A 1-1/4 INCH IRON PIPE FOUND NEAR A FENCE CORNER IN THE NORTH RIGHT-OF-WAY LINE OF BRAZORIA COUNTY ROAD NO. 18;

THENCE NORTH 89 DEGREES 26 MINUTES 12 SECONDS WEST, 150.00 FEET ALONG THE NORTH RIGHT- OF- WAY LINE OF SAID BRAZORIA COUNTY ROAD NO.18 (60 FOOT RIGHT-OF-WAY) TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

TRACT III: BEING A 22.47 ACRE TRACT OUT OF A 67.41 ACRE TRACT OUT OF THE EAST END OF THE F.D. MOFF 161.78 ACRE TRACT (CALLED 160.00 ACRES) AS DESCRIBED IN DEED RECORDED IN VOLUME 489, PAGE 460 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CALLED 160 ACRES BEING THE NORTHWEST CORNER OF SECTION 14, H.T.&B. RAILROAD COMPANY SURVEY, ALSO KNOWN AS THE DAVIS AND BROWN SURVEY, ABSTRACT 575, BRAZORIA COUNTY, TEXAS, AND SAID 22.47 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID 160.00 ACRE TRACT, SAID PIPE ALSO MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, H.T.&B. RAILROAD COMPANY SURVEY;

THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 160.00 ACRE TRACT, FOR A DISTANCE OF 2583.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; BEING IN THE NORTH LINE OF SAID 67.41 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 160.00 ACRE TRACT, 414.15 FEET TO A FENCE CORNER FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 160.00 ACRES;

THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS EAST, 2340.89 FEET, ALONG THE EAST LINE OF A CALLED 150.00 ACRE TRACT, TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF- WAY LINE OF COUNTY ROAD 18;

THENCE NORTH 89 DEGREES 26 MINUTES 12 SECONDS WEST, 421.88 FEET, ALONG THE NORTH RIGHT- OF-WAY LINE OF COUNTY ROAD 18, TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 2342.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.47 ACRES OF LAND.