

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF LIMESTONE §

WHEREAS, pursuant to that one certain First Lien Deed of Trust hereinafter referred to as the "Deed of Trust" dated December 18, 2014, which was executed by David William Rodgers and Misty Michelle Rodgers, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "Property" which is situated in Limestone County, Texas to Stephen Reed, as Trustee, hereinafter referred to as the "Trustee" and thereafter the aforesaid Deed of Trust was duly recorded under Document No. 20144750 of the Official Records of the County Clerk of Limestone County, Texas; said Property is described on attached Exhibit "A";

together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of Trust, to secure the payment of (1) one certain Real Estate Lien Note dated December 18, 2014, in the original principal amount of \$110,000.00, which was executed by Mortgagor and payable to the order of Michael H. Lynd and Sue Lynd; subsequently transferred to TXNB, LLC, a Texas limited liability company by Assignment of Lien; subsequently transferred to Huffines Energy, Inc. by Assignment of Lien, hereinafter referred to as the "Beneficiary".

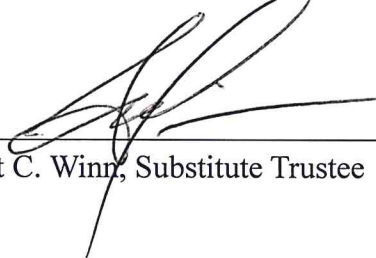
WHEREAS, the Beneficiary has duly appointed in writing per an Appointment of Substitute Trustee dated the 4th day of April, 2016, duly recorded under Document No. 20161761 of the Official Public Records of Limestone County, Texas, Scott C. Winn as Substitute Trustee under the aforesaid Deed of Trust; and

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

WHEREAS, the Beneficiary has directed said Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days notice and the recording of a Notice in the Limestone County Clerk's Office giving the time, place, and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Scott C. Winn, Substitute Trustee, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having giving written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt request, to debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the area in the Limestone County Courthouse which has been designated by the Commissioner's Court for the conducting of trustee sales, in the City of Limestone, Limestone County, Texas, at a time no earlier than 11:00 o'clock a.m., or within three hours after that time, but in no event will such sale occur beyond 4:00 o'clock p.m., on the first Tuesday in **JULY**, the same being the **5th** day of **JULY, 2016**.

EXECUTED ON THE 27TH DAY OF MAY, 2016



Scott C. Winn, Substitute Trustee

THE STATE OF MICHIGAN §

COUNTY OF OTTAWA §

This instrument was acknowledged before me on the 27th day of MAY, 2016, by Scott C. Winn.



AMY SUE PRICE
Notary Public, State of Michigan
County of Ottawa
My Commission Expires Aug. 21, 2019
Acting in the County of Ottawa



NOTARY PUBLIC

708 FIRST TRACT: Being a part of a 152.16 acre tract out of the A. Varela XI League Grant in Limestone County, Texas deeded to C. R. Noles by deed recorded in Vol. 265, on page 542 of the deed records of Limestone County, Texas, and being South of Springfield Park and adjoining the old Groesbeck-Mexia Highway No. 14, and west of the Navasota River and beginning on E. line of Old Highway No. 14 and the center line of the Navasota River, same being the N.E. corner of said 152.16 acre tract; THENCE S. 60 W. 172.4 vrs. to corner post in the E. line of said old Highway; THENCE S. 25-1/2 E. 65.2 vrs. to post in the west right-of-way to new Highway No. 14; THENCE along its N line as follows: N. 33 E. 46.6 vrs., N. 45 E. 138.2 vrs. to center line of the Navasota River; THENCE N. 24 W. 11.9 vrs. to the place of beginning, containing 1.38 acres, and being the same land described in deed from J.S. Fortson to George H. Thompson, dated September 3, 1957, of record in Vol. 444 on page 403 of the deed records of Limestone County, Texas.

SECOND TRACT: Being a part of the A. Varela XI League Grant in Limestone County, Texas, and also a part of a 152.16 acre tract deeded to C. R. Noles by deed of record in Vol. 265, page 542 of the deed records of Limestone County, Texas, and lying between old State Highway No. 14 and the New State Highway No. 14, BEGINNING at the N.W. corner of a 1.38 acre tract described in deed from J. S. Fortson to George H. Thompson, dated September 3, 1957, and of record in Vol. 444 on page 403 of the deed records of Limestone County, Texas; THENCE in a SW direction along the East line of old State Highway No. 14, a distance of 200 feet to stake for corner; THENCE in a SE direction a distance of 260 feet to a stake in the West right-of-way line on New Highway No. 14; THENCE in a N.E. direction along the West line of said new Highway No. 14, a distance of 200 feet, and to the S.E. corner of the above mentioned 1.38 acre tract; THENCE in a N.W. direction 181 feet to the place of beginning, and containing one (1) acre of land, and being the same land described in deed from J. S. Fortson to George H. Thompson dated Septe. 3, 1957 of record in Vol. 444, page 403 of the deed records of Limestone County, Texas.

SAVE AND EXCEPT THEREFROM the following tracts of land out of the N.W. corner of said 1 acre tract;

(1) A tract of land 60 ft. by 75 foot in size, conveyed by Geerge H. Thompson to James M. Smith and Parks R. Chapman by deed dated Jan. 22, 1960 of record in Vol. 460 on page 696 of the deed records of Limestone County, Texas.

(2) A tract of land 40 ft. by 75 ft. in size, conveyed by George H. Thompson and wife, Maggie M. Thompson to Jacky Roland Smith by correction deed of record in Vol. 471 on page 560 of the deed records of Limestone County, Texas.

(3) A tract of land 57 ft. by 70 feet by 50 feet by 75 feet in size conveyed by George H. Thompson and wife, Maggie Mae Thompson, to Billie Jean Smith, dated September 18, 1961, of record in Vol. 482 on page 306 of the deed records of Limestone County, Texas.

SUBJECT to that certain right-of-way deed executed by George H. Thompson to the State of Texas, dated March 24, 1958, of record in Vol. 448, on page 233 of the deed records of Limestone County, Texas, conveying the surface to 0.203 acres out of the above described FIRST TRACT of 1.38 acres.

EXHIBIT (A)

00001185

Filed for Record in:
Limestone County

On: Jun 13, 2016 at 10:17A

By: Delores Crabb

STATE OF TEXAS

COUNTY OF LINSTONE

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Jun 13, 2016

Peggy Beck, County Clerk
Limestone County