

NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE

FILED FOR RECORD

JAN 17 2018

THE STATE OF TEXAS
COUNTY OF VAN ZANDT

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KNOW ALL MEN BY THESE PRESENTS, BY

PAM PEARMAN
COUNTY CLERK, VAN ZANDT CO. TX
DEP

THAT, WHEREAS, **SOUTHERN SERENITY RANCH & RETREAT, LLC, A TEXAS LIMITED LIABILITY COMPANY** ("Borrower") became indebted to **GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD.** ("Lender"), as evidenced by that certain promissory note (the "Note"), dated September 12, 2016, in the original principal amount of **FOUR HUNDRED THIRTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$437,000.00)**, executed and delivered by Borrower to the order of **GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD.**, as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the "Indebtedness") is secured by, among other items, that certain Deed of Trust (the "Deed of Trust") dated of even date with the Note, executed by Borrower, to **SARA E. DYSART, Trustee**, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk's Document No. 2016-008032, of the Official Public Records of Van Zandt County, Texas, covering the Real Property described as follows, to-wit:

All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, and being situated in the **ROBERT GILES SURVEY, Abstract No. 292**, and being a called 29.6 acre tract of land as conveyed to **R. Wayne Brashear and Rozella J. Brashear** as recorded in Volume 1225, page 27, of the Real Records of Van Zandt County, Texas (**R.R.V.Z.C.T.**), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the most Easterly corner of said Brashear tract and also being the Southerly corner of a called 383.87 acre tract and also being on the Northwesterly line of **VZCR 1322** and a described 30' easement as described in a deed to **Clan Campbell Capers Ltd.** as recorded in Volume 1688, page 555, Real Records of Van Zandt County, Texas;

THENCE South 43 degrees 52 minutes 30 seconds West along the said Northwesterly Easement line of **VZCR 1322** a distance of 703.41 feet to a fence post found for corner, said post being on the Northeast line of a called 18.91 acre tract of land conveyed to **James E. White** as recorded in Volume 911, page 766, Deed Records of Van Zandt County, Texas (**D.R.V.Z.C.T.**);

THENCE North 46 degrees 48 minutes 03 seconds West along said Northeast line, and along the Northeast line of a 29.6 acre remainder tract, as described in a deed to Ruth E. Oliver, as recorded in Volume 374, page 182, Deed Records of Van Zandt County, Texas, a distance of 1934.09 feet to a steel fence post found for corner, said post being on the Southeasterly line of the aforementioned called 383.87 acre tract;

THENCE North 42 degrees 31 minutes 08 seconds East along the said Southeasterly line a distance of 701.68 feet to a steel fence post found for an ell corner of said 383.87 acre tract;

THENCE South 46 degrees 51 minutes 07 seconds East continuing along the Southerly line of said 383.87 acre tract a distance of 1950.72 feet to the point of beginning and containing 31.325 acres of land.

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises")

WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, **GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD.** ("Beneficiary") is the current holder and owner of the Deed of Trust and the note secured thereby;

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matters") covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness or such notices to such other necessary parties have been waived;

WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed **JACK BECKMAN, MICHELLE SCHWARTZ, DAVID GARVIN AND KELLY GODDARD**, to act jointly or separately as Substitute Trustee along with **SARA E. DYSART**, Trustee, under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned Trustee and/or Substitute Trustee, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

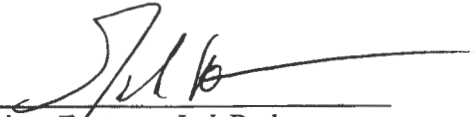
NOW, THEREFORE, I, the undersigned, SARA E. DYSART and/or JACK BECKMAN, MICHELLE SCHWARTZ, DAVID GARVIN AND KELLY GODDARD, acting jointly or separately as Trustee or Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 1:00 p.m. and not later than 4:00 p.m. on the first Tuesday in February next, the same being February 6, 2018 at the County Courthouse in Van Zandt County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.

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.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE ADDRESS OF SARA E. DYSART, TRUSTEE AND JACK BECKMAN, MICHELLE SCHWARTZ, DAVID GARVIN AND KELLY GODDARD, SUBSTITUTE TRUSTEE, IS 206 PRIMERA DRIVE, SAN ANTONIO, TEXAS 78212. ALL INQUIRIES SHOULD BE SENT TO THIS ADDRESS.

EXECUTED on this the 17 day of January 2018.


Substitute Trustee: Jack Beckman
Michelle Schwartz
David Garvin
Kelly Goddard

AFTER FILING RETURN TO:
SARA E. DYSART
Attorney at Law
206 Primera Drive
San Antonio, Texas 78212