#23 FILED FOR RECORD

Dawson County APR 15 2019 10:15AM

DAWSON COUNTY CLERK

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on ***July 13, 2017***, a Deed of Trust and Security Agreement (the "Deed of Trust") was executed by ***D and R Acquisitions, L.L.C.*** ("Borrower"), conveying to ***William P. Schonacher, Trustee***, the hereinafter described real property, fixtures and personal property to secure the payment of the Debt (as defined in the Deed of Trust), said Deed of Trust being recorded in ***Book 821, Page 015*** in the Official Public Records of ***Dawson*** County, Texas, reference to which is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of said Debt, and said Debt is now all due, and International Bank of Commerce ("IBOC"), the legal owner and holder thereof, has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Deed of Trust and to sell said real property, fixtures and personal property pursuant to the terms of said Deed of Trust; and

WHEREAS, the undersigned has been appointed as Substitute Trustee in accordance with the provisions of said Deed of Trust.

THEREFORE, NOTICE is given that the undersigned or such other person appointed as Substitute Trustee pursuant to the provisions of the Deed of Trust will sell the hereinafter-described real property, fixtures and personal property securing the repayment of the Debt on Tuesday, the ***7th day of May, 2019***, that being the first Tuesday in said month, beginning not earlier than ***10:00 A.M.*** and ending not later than ***1:00 P.M.***, at the area designated by the Commissioner's Court of ***Dawson*** County, Texas pursuant to Section 51.002(a) of the Texas Property Code, at public sale to the highest bidder for cash, such real property, fixtures and personal property being described as follows, to-wit:

(i) The real property described on Exhibit "A" attached hereto and incorporated herein by reference, and all other real property interests on which IBOC holds a lien pursuant to the terms of the Deed of Trust; and

(ii) All fixtures and personal property on which IBOC holds a lien or security interest pursuant to the terms of the Deed of Trust.

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.

WITNESS MY HAND on ***April 15, 2019***.

Jon D Lowe

JON D. LOWE, Substitute Trustee
MARTIN & DROUGHT, P.C.
Bank of America Plaza, 25th Floor
300 Convent Street
San Antonio, Texas 78205
Tel.: (210) 220-1348
Fax: (210) 227-7924
Email: jlowe@mdtlaw.com

Exhibit "A"

DAWSON COUNTY

205 S. 10th

TRACT 1:
A 75 foot by 80 foot tract of land, more or less, out of Block 15 of the W.H. Turner Addition to the Town of Lamesa, Dawson County, Texas, described by metes and bounds as follows, to-wit:

BEGINNING at a point 190 feet South from the Original Northeast corner of Block 15 of the W.H. Turner Addition to the Town of Lamesa, Dawson County, Texas;

THENCE Westwardly 80 feet parallel with the South boundary line of Block 15 to a point for the corner;

THENCE Southwardly parallel with the East line of Block 15, 75 feet to a point for the corner;

THENCE Eastwardly parallel with the South line of Block 15, 80 feet to a point for the corner;

THENCE Northwardly parallel with the East boundary line of said Block 15, 75 feet to the Place of Beginning; and being the same property described in a deed dated July 1940, from Trustees of the Baptist Church (Colored) to I.G. Harper and recorded in Volume 79, Page 524 of the Deed Records of Dawson County, Texas, as per Plat recorded in Volume 1, Page 81 of the Plat Records of Dawson County, Texas.

TRACT 2:
Tract One (1) of the J.N. Barron Replat of Block Fifteen (15), W.H. Turner Addition to the Town of Lamesa, Dawson County, Texas, as per Plat recorded in Volume 1, Page 81 of the Plat Records of Dawson County, Texas.

TRACT 3:
A tract out of Block Fifteen (15) of the W.H. Turner Addition to the Town of Lamesa, Dawson County, Texas, described by metes and bounds as follows:

BEGINNING at a point in the South boundary line of Block 15 of the W.H. Turner Addition to the Town of Lamesa, Dawson County, Texas, 75 feet West of the Southeast corner of Block 15;

THENCE Westwardly along the South line of Block 15, for a distance of 123 feet to a point where the South boundary line of said Block 15 is intersected by the highway as shown by right-of-way deed recorded in Volume 60, Page 204 of the Deed Records of Dawson County, Texas, given by A.C. Woodward, et ux;

THENCE Northwardly along the East boundary line of said highway right-of-way, 97.0 feet to a point;

THENCE Eastwardly parallel with the South boundary line of Block 15, for a distance of 139.8 feet to a point in the West line of the Cora Drone Tract as set out in Deed recorded in Vol. 71, Page 168 of the Deed Records of Dawson County, Texas;

THENCE Southwardly along the West boundary line of said Cora Drone Tract for a distance of 45 feet to the Southwest corner of said Cora Drone Tract;

THENCE Eastwardly parallel with the South line of Block 15, for a distance of 5 feet;

THENCE Southwardly parallel with the East line of said Block 15, for a distance of 50 feet to the Place of Beginning; and being the same property as that described in Deed from J.R. Flaniken, et ux, to P.A.

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Dugger, et ux, recorded in Volume 102, Page 202 of the Deed Records of Dawson County, Texas, as per Plat recorded in Volume 1, Page 81 of the Plat Records of Dawson County, Texas.

TRACT 4:
A tract out of and a part of Block Fifteen (15) of the W.H. Turner Addition to the Town of Lamesa, Dawson County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a point in the East boundary line of said Block 15, which point is 50 feet South from the Northeast corner of said Block 15;

THENCE Westwardly parallel with the North boundary line of said Block 15, 75 feet to a point for corner;

THENCE Southwardly parallel with the East boundary line of said Block 15, 50 feet to a point for corner;

THENCE Eastwardly parallel with the North boundary line of said Block 15, 75 feet to a point on the East boundary line of said Block 15;

THENCE Northwardly along the East boundary line of said Block 15, 50 feet to the Place of Beginning, as per Plat recoded in Volume 1, Page 81 of the Plat Records of Dawson County, Texas.

TRACT 5:
That certain tract of land out of the W.H. Turner Addition to the Town of Lamesa, Dawson County, Texas, described by metes and bounds as follows:

BEGINNING at the Northwest corner of the J.N. Barron Replat of Block 15 of said W.H. Turner Addition;

THENCE along the West line of said replat to the Southwest corner of Lot 8 thereof;

THENCE in an Easterly direction along the South line of said Lot 8, to the Southeast corner of said Lot 8;

THENCE along the East line of said Lot 8 to the Northeast corner thereof;

THENCE in an Easterly direction on a projection on the same course as the South line of Lot 9 of the said J.N. Barron Replat, a distance of 75 feet;

THENCE Northerly at right angle to the last call to a point of intersection with a projection Eastwardly of the North line of said Lot 9;

THENCE in a Westerly direction on the same course as and along the North line of said Lot 9 to the Place of Beginning, as per Plat recorded in Volume 1, Page 81 of the Plat Records, Dawson County, Texas.

TRACT 6:
All of Tracts 2 and 3 of the J.N. Barron Replat of Block 15 of the W.H. Turner Addition to the Town of Lamesa, Dawson County, Texas, as per Plat recorded in Volume 1, Page 81 of the Plat Records, Dawson County, Texas.

TRACT 7:
All of Tracts 4, 5, 6 and 7 of the J.N. Barron Replat of Block 15 of the W.H. Turner Addition to the Town of Lamesa, Dawson County, Texas, as per Plat recorded in Volume 1, Page 81 of the Plat Records, Dawson County, Texas.

TRACT 8:
Being all of that certain lot, tract or parcel of land situated within Dawson County, Texas, described by metes and bounds as follows:

BEGINNING at a point 100 feet South from the Original Northeast corner of Block 15 of the W.H. Turner

Addition to the Town of Lamesa, Dawson County, Texas;

THENCE Westwardly 80 feet parallel with the South boundary line of said Block 15 to a point for the corner;

THENCE Southwardly parallel with the East line of said Block 15, 90 feet to a point for the corner;

THENCE Eastwardly parallel with the South line of said Block 15, 80 feet to a point for corner;

THENCE Northwardly parallel with East boundary line of said Block 15, 90 feet to the Place of Beginning as per Plat recorded in Volume 1, Page 81 of the Plat Records of Dawson County, Texas.

1207 S. Lynn

All of that certain 1.89 acre tract, more or less, out of the Booker Addition, out of 1.39 acre tract and out of a 4.64 acre tract and out of Section 7, Block 35, Township 5 North, T & P Railway Company Survey, Dawson County, Texas, as per Plat recorded in Volume 3, Page 96 of the Plat Records of Dawson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point from whence the Southeast corner of Block 14 of the W.H. Turner Addition to the Town of Lamesa in Dawson County, Texas, bears North 75°35' East a distance of 282 feet and North 14°15' West a distance of 20 feet;

THENCE North 75°35' East a distance of 112 feet;

THENCE South 14°15' East a distance of 95 feet;

THENCE North 75°35' East a distance of 160 feet;

THENCE South 14°15' East a distance of 275 feet;

THENCE South 75°35' West a distance of 256.28 feet;

THENCE North 16°41' West a distance of 370.29 feet to the Place of Beginning.

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FILED FOR RECORD this the 15th day of April, 2019 at 10:15AM.
RECORDED this the 15th day of April, 2019.
CLARE CHRISTY, COUNTY CLERK
DAWSON COUNTY, TEXAS

Buttons Contreras
DEPUTY