

NOTICE OF FORECLOSURE SALE

1. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

BEING 266.67 acres, divided in to 91 tracts, out of a 694.2 acre tract, Clerk's #2006003722 Official Public Records of Uvalde County, Texas, consisting of 1.17 acres out of the I. D. Coulter Survey 624, Abstract 132, 31.24 acres out of the E. L. & R. R. RR Co. Survey 949, Abstract 886, and 234.26 acres out of H. E. & W. T. RR Co. Survey 797, Abstract 972, Uvalde County, Texas; and being more particularly described in Exhibit "A" attached hereto and made a part hereof,

SAVE AND EXCEPT:

Lots 2, 4, 6, 8, 9, 10, 20, 22, 24, 26, 29, 32, 35, 37, 39, 40, 47, 48, 51, 52, 54, 56, 60, 62, 65, 66, 68, 74, 75, 77, 78, 79, 80, 84, 86, 87, 88, and 89, Valley Vista Subdivision, a subdivision in Uvalde County, Texas according to the Plat thereof recorded under Clerk's File Number 2007000131, Official Public Records, Uvalde County, Texas

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated September 15, 2006, from 691, LTD., as grantor, conveying the Property in trust to CHARLES T. DOYLE, PATRICK F. DOYLE, DENNIS R. BETTISON, DARRELL A. APFFEL or MICHAEL J. GUARINO, as trustee, for the benefit of TEXAS FIRST BANK – LEAGUE CITY ("Beneficiary"), recorded under Clerk's File No. 2006003725, Real Property Records, Uvalde County, Texas ("Deed of Trust"); and modified, renewed, and extended by Deed of Trust dated August 23, 2007 from 691, LTD., as grantor, conveying the Property in trust to CHARLES T. DOYLE, PATRICK F. DOYLE, DENNIS R. BETTISON, DARRELL A. APFFEL or MICHAEL J. GUARINO, as trustee, for the benefit of TEXAS FIRST BANK – LEAGUE CITY ("Beneficiary"), recorded under Clerk's File No. 2007003481; jointly ("Deed of Trust"), and as further modified, renewed and extended.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: **DECEMBER 6, 2016**

Time: The sale will begin no earlier than **1:00 p.m.** or no later than three hours thereafter.

Place: **On the east side courthouse steps of the Uvalde 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.**

FILED
This 14 day of Nov A.D. 2016
at 1:54 o'clock P M
DONNA M. WILLIAMS
County Clerk, Uvalde County Texas
By Leslie Anstey
Deputy

Notice of Foreclosure Sale
691, LTD., Grantor
Texas First Bank, Lender
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The Beneficiary may 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 a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

The sale shall not cover any part of the Property that has been released of public record from the lien 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 the Deed of Trust, the Beneficiary has the right to direct the Substitute 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. 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 sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

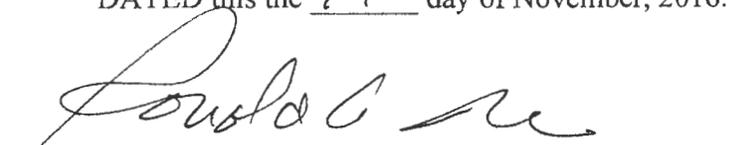
6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to that certain real estate lien note ("Note") dated **September 15, 2006**, in the original principal amount of **ONE MILLION TWO HUNDRED SEVENTY-TWO THOUSAND AND 00/100 DOLLARS (\$1,272,000.00)**, executed by **691, LTD.** and payable to the order of **TEXAS FIRST BANK – LEAGUE CITY**, and increased to **\$3,154,406.10** on **August 23, 2007**. **TEXAS FIRST BANK** is the current owner and holder of the Note and Obligations and is the current Beneficiary under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, STACI A. GRIFFIN, KYLE L. DICKSON CALVIN SPEER, MELODY SPEER, WENDY SPEER, and CHRIS LAFOND**, as substitute trustees (each being a "Substitute Trustee") in two certain *Appointments of Substitute Trustee* dated October 7, 2016; to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust and a Forbearance Agreement dated February 23, 2014. The default was not cured, and the Beneficiary has requested that a Substitute Trustee conduct this sale. Notice is given that before the sale, the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Ronald Murray, c/o Murray | Lobb, PLLC, at 700 Gemini, Suite 115, Houston, Texas 77058, phone number (281) 488-0630.

DATED this the 14th day of November, 2016.



Signature

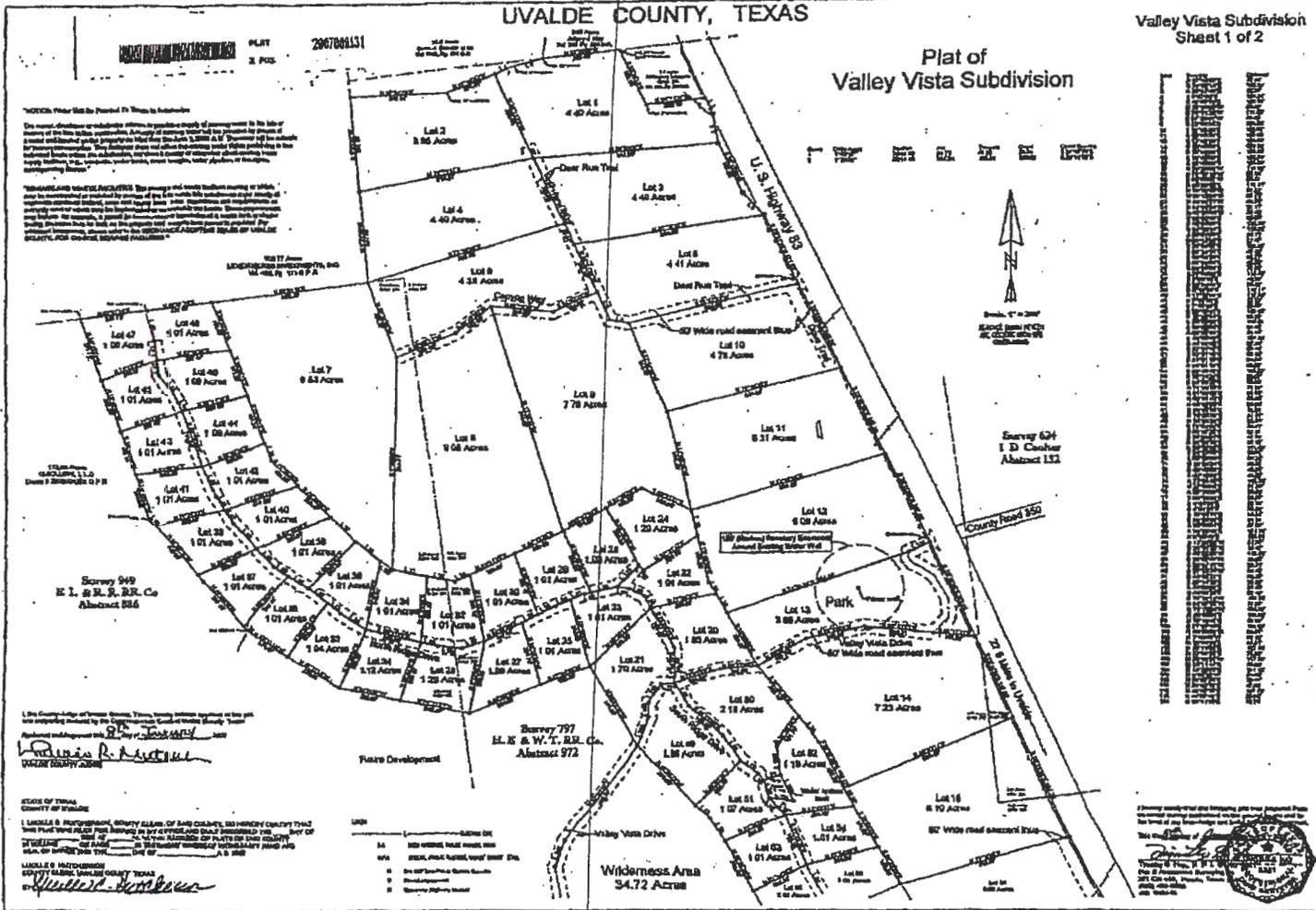
Ronald A. Murray, Substitute Trustee

c/o Murray | Lobb, PLLC
700 Gemini, Suite 115, Texas 77058
Harris County, Texas

UVALDE COUNTY, TEXAS

Valley Vista Subdivision
Sheet 1 of 2

Plat of
Valley Vista Subdivision



NOTICE: Please Read the Planned Pit Plans to Subdividers

The nature, duration or substance of any proposed change of ownership in the lots of this subdivision is subject to the terms of the deed. Any change of ownership in the lots of this subdivision is subject to the terms of the deed. Any change of ownership in the lots of this subdivision is subject to the terms of the deed. Any change of ownership in the lots of this subdivision is subject to the terms of the deed.

WARRANTY OF TITLE

The surveyor and subdivision developer warrant to the lot owners of this subdivision that the lots shown on this plat are the same as those shown on the original survey. The surveyor and subdivision developer warrant to the lot owners of this subdivision that the lots shown on this plat are the same as those shown on the original survey.

WARRANTY OF SURVEY

The surveyor warrants to the lot owners of this subdivision that the survey was made in accordance with the laws of the State of Texas. The surveyor warrants to the lot owners of this subdivision that the survey was made in accordance with the laws of the State of Texas.

WARRANTY OF RECORDS

The surveyor warrants to the lot owners of this subdivision that the survey was made in accordance with the laws of the State of Texas. The surveyor warrants to the lot owners of this subdivision that the survey was made in accordance with the laws of the State of Texas.

WARRANTY OF DEED

The surveyor warrants to the lot owners of this subdivision that the survey was made in accordance with the laws of the State of Texas. The surveyor warrants to the lot owners of this subdivision that the survey was made in accordance with the laws of the State of Texas.

WARRANTY OF TITLE

The surveyor warrants to the lot owners of this subdivision that the survey was made in accordance with the laws of the State of Texas. The surveyor warrants to the lot owners of this subdivision that the survey was made in accordance with the laws of the State of Texas.

EXHIBIT "A"
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