

200 COUNTY ROAD 2118
QUITMAN, TX 75783

FILED FOR RECORD
2023 FEB -2 PM 2:26
00000009720004
SHELLEY PRICE
COUNTY CLERK, WOOD CO TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: April 04, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 11, 2018 and recorded in Document INSTRUMENT NO. 2018-00004352; AS AFFECTED BY CORRECTION INSTRUMENT NO. 2018-00009725 AND LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2021-00006927 real property records of WOOD County, Texas, with ROGER E. HENSON, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROGER E. HENSON, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$77,752.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on February 2, 2023 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.



Declarants Name: Harriett Fletcher

Date: February 2, 2023

0000009720004

WOOD

EXHIBIT "A"

TRACT ONE: LOT 181, ZONE 1, SECTION 4 OF CLEAR LAKES, A SUBDIVISION OF A PORTION OF THE WELLS LAND AND CATTLE COMPANY, INC., LANDS IN THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, AND G.F. MARTIN SURVEY, ABSTRACT NO. 387, OF SAID WOOD COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID SUBDIVISION FILED IN VOLUME 3, PAGE 50 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

TRACT TWO: 0.5557 ACRES OF LAND, MORE OR LESS, BEING PART OF LOT 182, ZONE 1, SECTION 4 OF CLEAR LAKES, A SUBDIVISION OF A PORTION OF THE WELLS LAND AND CATTLE COMPANY, INC., LANDS IN THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, AND G.F. MARTIN SURVEY, ABSTRACT NO. 387, OF SAID WOOD COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID SUBDIVISION FILED IN VOLUME 3, PAGE 50 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS, BEING MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

BEING A PORTION OF LOT NO. 182, OF CLEAR LAKES SUBDIVISION, SECTION 4, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 50 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE EAST CORNER OF SAID LOT 182 AND THE NORTHERLY MOST CORNER OF LOT 181, SAID ADDITION, ALSO BEING ON THE SOUTHWEST LINE OF COUNTY ROAD 2118;

THENCE, SOUTH 50 DEGREES, 37 MINUTES, 33 SECONDS WEST, A DISTANCE OF 133.80 FEET ALONG THE COMMON LINE OF SAID LOTS 181 AND 182 TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE WESTERLY MOST CORNER OF SAID LOT 181;

THENCE NORTH 33 DEGREES, 39 MINUTES, 57 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOR REFERENCE AT A DISTANCE OF 156.90 FEET, CONTINUING A TOTAL DISTANCE OF 181.82 FEET TO A POINT IN LAKE, SAID POINT BEING ON THE NORTHWEST LINE OF SAID LOT 182;

THENCE, NORTH 39 DEGREES, 00 MINUTES, 58 SECONDS EAST, A DISTANCE OF 39.00 FEET ALONG SAID NORTHWEST LINE OF LOT 182 TO AN ANGLE POINT IN SAID LAKE;

THENCE, NORTH 67 DEGREES, 04 MINUTES, 55 SECONDS EAST, A DISTANCE OF 103.00 FEET ALONG SAID NORTHWEST LINE OF LOT 182 TO A POINT FOR CORNER IN SAID LAKE, SAID POINT ALSO BEING ON THE SOUTHWEST LINE OF AFORESAID COUNTY ROAD 2118;

THENCE, SOUTH 31 DEGREES, 47 MINUTES, 00 SECONDS EAST, A DISTANCE OF 161.00 FEET ALONG THE NORTHEAST LINE OF SAID LOT 182 AND THE SOUTHWEST LINE OF SAID COUNTY ROAD 2118 TO THE POINT OF BEGINNING, CONTAINING 24,206 SQUARE FEET OR 0.5557 ACRES OF LAND, MORE OR LESS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/16/2006

Grantor(s)/Mortgagor(s):
DANIEL LEE BARNCORD AND ANGELA
BARNCORD, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A., as Trustee for First Franklin
Mortgage Loan Trust 2006-FFA

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST
FRANKLIN A DIVISION OF NAT. CITY BANK OF IN. ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 02169
Page: 00273
Instrument No: 00055728

Property County:
WOOD

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

Legal Description: LOT 40, SECTION VIII, HOLLY LAKE RANCH, A SUBDIVISION OF WOOD COUNTY, TEXAS,
ACCORDING TO THE PLAT OF SUBDIVISION FILED IN VOLUME 7, PAGE 9, AMENDED IN VOLUME 7, PAGE 10
OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

Date of Sale: 4/4/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS
DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE
COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

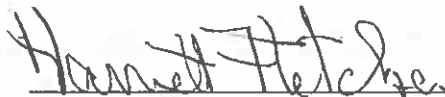
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.**



Lisa DeLong, Terri Worley, Robert LaMont, Sheryl LaMont,
Ronnie Hubbard, Harriett Fletcher, Allan Johnston
or Thuy Frazier Posted February 16, 2023
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-21-79188-POS
Loan Type: Conventional Residential

FILED FOR RECORD
2023 FEB 16 PM 12:44
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

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.

APR -9 5906-19 PM 12:53
KELLEY PRICE
COUNTY CLERK, WOOD COUNTY TX

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

1580 COUNTY ROAD 2800, MINEOLA, TEXAS 75773

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
WOOD COUNTY

RECORDED ON
FEBRUARY 7, 2008

UNDER DOCUMENT#
00083437

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY
COURTHOUSE OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE

DATE
APRIL 4, 2023

TIME
1:00 PM - 4:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by HEATH DOOLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$162,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FLAGSTAR BANK, FSB is the current mortgagee of the note and deed of trust and LAKEVIEW LOAN SERVICING, LLC is the current mortgage servicer. A servicing agreement between the mortgagor, whose address is 5151 CORPORATE DRIVE, MAIL STOP S-700-4, TROY, MICHIGAN 48098, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY, LISA DELONG, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED March 09, 2023

NAME Harriett Fletcher


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.

5906-19

**EXHIBIT A – LEGAL DESCRIPTION
for 1580 County Road 2800, Mineola, Texas 75773**

THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE R.C. HAMIL SURVEY A. 301, WOOD COUNTY, TEXAS, AND ALSO BEING ALL OF THAT CERTAIN CALLED 19.687 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED DATED AUGUST 4, 1998 FROM A.B. SCROGGIN, ET UX RUBY E., TO FRED BOMMARITO, JR., ET UX, DONNA, THAT IS RECORDED IN VOLUME 1624 PAGE 617 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A 1/2 INCH IRON ROD FOUND CORNER AT THE N.W.C. OF SAID TRACT AND THE S.W.C. OF A CALLED 12.00 ACRES (VOL 1448 PG 757) AND IN THE E.B.L. OF A CALLED 13.868 ACRES (PLAT DATED APRIL 5, 1982 BY R.P.S. #2291);

THENCE SOUTH 72 DEGREES 52 MINUTES 11 SECONDS EAST, ALONG THE N.B.L. OF SAID TRACT AND THE S.B.L. OF SAID CALLED 12.00 ACRES, AT 52.83 FEET PASS A 1/2 INCH IRON ROD FOUND AT THE N.E.C. OF A 50.00 FEET EASEMENT (VOL. 1448 PG. 757) AND AT 732.04 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 832.04 FEET TO A POINT FOR CORNER AT THE N.E.C. OF SAID TRACT AND AT THE S.E.C. OF SAID CALLED 12.00 ACRES, IN A SWAMP;

THENCE SOUTH 00 DEGREES 36 MINUTES 05 SECONDS EAST, ALONG THE E.B.L. OF SAID TRACT, FOR A DISTANCE OF 978.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE S.E.C. OF SAID TRACT;

THENCE SOUTH 89 DEGREES 11 MINUTES 59 SECONDS WEST, ALONG THE S.B.L. OF SAID TRACT, AT 141.15 FEET PASS A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE N.E.C. OF A CALLED 12.00 ACRES (VOL 855 PG 672) AND CONTINUE FOR A TOTAL DISTANCE OF 721.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE S.W.C. OF SAID TRACT AND AN ELL CORNER OF SAID CALLED 12.00 ACRES;

THENCE NORTH 00 DEGREES 10 MINUTES 34 SECONDS WEST, ALONG THE W.B.L. OF SAID TRACT AND THE E.B.L. OF SAID CALLED 12.00 ACRES, FOR A DISTANCE OF 319.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE N.E.C. OF SAID CALLED 12.00 ACRES AND AN ELL CORNER OF SAID TRACT;

THENCE SOUTH 88 DEGREES 57 MINUTES 58 SECONDS WEST, ALONG THE N.B.L. OF SAID CALLED 12.00 ACRES AND THE W.B.L. OF SAID TRACT, AT 29.95 FEET PASS THE E.B.L. OF A 50.00 FEET EASEMENT AND CONTINUE FOR A TOTAL DISTANCE OF 79.90 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE WESTERLY S.W.C. OF SAID TRACT AND THE S.E.C. OF A CALLED 14.522 ACRES (PLAT DATED APRIL 5, 1982 BY R. P. S. #2291);

THENCE NORTH 00 DEGREES 10 MINUTES 22 SECONDS WEST, ALONG THE W.B.L. OF SAID TRACT AND THE W.B.L. OF A CALLED 50.00 FEET EASEMENT (VOL 1448 PG 757) AND THE E.B.L. OF SAID CALLED 14.522 ACRES, FOR A DISTANCE OF 555.02 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE N.E.C. OF SAID CALLED 14.522 AND THE S.E.C. OF SAID CALLED 13.88 ACRES;

THENCE NORTH 00 DEGREES 10 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE W.B.L. OF SAID TRACT AND THE W.B.L. OF SAID EASEMENT, AND THE E.B.L. OF SAID CALLED 13.868 ACRES, FOR A DISTANCE OF 360.52 FEET TO THE PLACE OF BEGINNING CONTAINING 19.6793 ACRES, MORE OR LESS.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED March 09, 2023

NAME Harriett Fletcher

 TRUSTEE

FOR RECORD
MAY 11 2023
CLERK, WOOD CO...

NOTICE OF TRUSTEE'S SALE

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.

Date: March 1, 2023

Deed of Trust:

Date: December 29, 2010

Grantor: Ultimate Kobe Beef, LLC, a Texas limited liability company

Beneficiary: Mineola Community Bank, SSB

Trustee: J. H. Herlocker, III

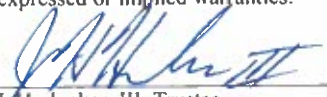
Recorded in: Document Number 2010-00016991 of the Real Records of Wood County, Texas

Property: See Exhibit "A" attached hereto and made a part thereof

Date of Sale of Property: Tuesday, April 4, 2023, at or within three hours after 10 a.m.

Place of Sale of Property (including County): At the East Door of the Wood County Courthouse (Wood County), or as designated by County Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. Any sale will be subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust. A purchaser at the sale of the Property acquires the Property "AS IS" without any expressed or implied warranties.

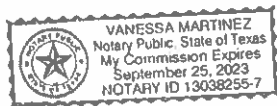


J. H. Herlocker, III Trustee
215 W Broad
Mineola TX 75773

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on March 1, 2023, by J. H. Herlocker, III.





Notary Public, State of Texas

EXHIBIT A
PAGE 1 **OF** 3

TRACT ONE

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being in the J. M. Servantes Survey, Abstract No. 5, and being all of that 65.498 acre tract (66.666 acres less 1.168 acres) conveyed from O. B. Pinson, et ux, to Dan Ray Pinson and Wanda Sue Pinson Rushing and recorded in Volume 1300, page 741 of the Real Property Records of Said County and bounded as follows:

Beginning at a ½ inch steel rod found at the SEC of the abovementioned 66.666 acre Pinson tract, same being in the north line of a 73.691 acre tract conveyed to Larry R. Stout, et ux, and recorded in Volume 761, page 685 of the Deed Records of said county;

Thence South 89 deg. 23 min. 14 sec. West, 91.26 feet to a 3/8 inch steel rod found at the NWC of the 73.691 acre tract;

Thence North 89 deg. 46 min. 43 sec. West, 964.21 feet to a "I" post found at the NEC of a 48.977 acre Tract One conveyed to Ultimate Kobe Beef, L. L. C. and recorded in Volume 1956, page 209 of the Real Property Records of said county;

Thence North 89 deg. 43 min. 59 sec. West, 855.11 feet to a 3/8 inch steel rod found at the NWC of the 48.977 acre tract and being the NEC of a 10 acre tract conveyed to E. O. Holt, Jr. et ux, and recorded in Volume 1265, page 892 of the Real Property Records of said county;

Thence North 89 deg. 32 min. 59 sec. West, 1103.05 feet to a 10 inch diameter cresote fence corner post at the NWC of the Holt tract and being in the east right-of-way line of F. M. Highway No. 312;

Thence in the northerly direction with said highway right-of-way line and around a curve to the left: Radius = 2692.22 feet, through a Central Angle of 9 deg. 49 min. 07 sec. Long Chord bears North 0 deg. 03 min. 01 sec. East, 460.88 feet, for an Arc Length of 461.44 feet to a 1 inch steel pipe set in the South line of the abovementioned 1.168 acre tract;

Thence with the boundary line of the 1.168 acre tract as follows:
South 81 deg. 41 min. 01 sec. East, 133.77 feet,
North 22 deg. 49 min. 59 sec. East, 67.81 feet,
South 82 deg. 06 min. 01 sec. East, 51.95 feet,
North 9 deg. 31 min. 59 sec. East, 152.16 feet and
North 80 deg. 20 min. 01 sec. West, 253.87 feet to a 1 inch steel pipe set in the east right-of-way line of said highway;

Thence North 3 deg. 44 min. 06 sec. West, with said highway right-of-way line, 308.29 feet to a 1 inch steel pipe set at the NWC of the 66.666 acre Pinson tract, and being in the south line of Wood County Road No. 4651;

Thence South 89 deg. 48 min. 33 sec. East, 3059.26 feet to a 14 inch diameter fence post at the NEC of the Pinson tract and being in the west line of a tract conveyed to Larry Stout and recorded in Volume 1630, page 871 of the Real Property Records of said county;

Thence South 0 deg. 37 min. 55 sec. West, 1002.48 feet to the place of beginning and containing 68.510 acres of land.

EXHIBIT A
PAGE 2 OF 3

TRACT TWO

All that certain tract or parcel of land situated in the J. M. Servantes Survey, Abstract No. 5, Wood County, Texas being a part of the 66 2/3 acre tract conveyed by Maud Pinson et al to O. B. Pinson et ux by deed recorded in Volume 462, page 319 of the Deed Records of said County and bounded as follows:

BEGINNING at a point for corner in the center of Farm Road No. 312 at a point located South, 347.50 feet from the NWC of said 66 2/3 acre tract, a 1/2 inch iron rod (set) in the east line of the Road bears S 86°10' E, 36.0 feet;

THENCE S 86°10' E, 255.14 feet to a 1/2 inch iron rod (set) for corner in a fence line;

THENCE S 3°42' W along the fence, 152.16 feet to a 1/2 inch iron rod (set) for corner;

THENCE N 87°36' W along the fence, 51.95 feet to a 1/2 inch iron rod (set) for corner;

THENCE S 17°00' W along the fence, 67.81 feet to a 1/2 inch iron rod (set) for corner;

THENCE N 97°31' W along the fence, 173.17 feet to a point for corner in the center of Farm Road No. 312, a 1/2 inch iron rod (set) in the east line of the Road bears S 87°31' E, 36.0 feet;

THENCE North along the center of the Road, 224.38 feet to the place of beginning and containing 1.168 acre of land, there being 0.185 acre of said tract within the right of way of Farm Road No. 312.

EXHIBIT A
PAGE 3 **OF** 3

TRACT THREE

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being in the J. M. SERVANTES SURVEY, ABSTRACT NO. 5, being all of that 48.977 acre Tract One and all of that 3.083 acre Tract Two, both conveyed from Sally Hensley Climer and William Souny Climer to Ultimate Kobe Beef, LLC and recorded in Volume 1956, Page 209 of the Real Property Records of Wood County, Texas, said tracts further described as being a portion of that 100 acre tract conveyed from J. L. Stout to M. C. Pinson et ux and recorded in Volume 469, Page 42 of the Deed Records of said county and bounded as follows:

BEGINNING at a 5/8" steel pipe found at the southwest corner of the above mentioned 48.977 acre Tract One, same being the original southwest corner of the above mentioned 100 acre tract, same also being the southeast corner of a 5.002 acre tract conveyed from Frank E. Duncan to Carey L. Gongre et ux and recorded in Volume 1842, Page 68 of the Real Property Records of said county, said point of beginning also lies in the north right-of-way line of F.M. Highway 2088;

THENCE North 0 deg. 13 min. 59 sec. East, along the west boundary line of the above mentioned 48.977 acre Tract One, passing the northeast corner of the above mentioned 5.002 acre tract, same being the southeast corner of a 10.010 acre tract conveyed from Mabank Land Company, Inc. to Carey L. Gongre et ux recorded in Volume 1250, Page 151 of the Real Property Records of said county, and continuing along same course for a total distance of 738.65 feet to a 1" bolt found at the northeast corner of the above mentioned 10.010 acre tract, same being the southeast corner of a 12.148 acre tract conveyed from Pertrus Gerbardus Els and Amanda Sue Els to Leon J. Sanders and Lisa Sanders and recorded in Volume 2055, Page 700 of the Real Property Records of said county;

THENCE North 0 deg. 29 sec. East, continuing along the west boundary line of the above mentioned 48.977 acre Tract One, 498.64 feet to a 5/8" steel pipe found at the northeast corner of the above mentioned 12.148 acre tract, same being the southeast corner of a 10.508 acre Tract One conveyed from Edna Frndy et al to Frank Noska et ux and recorded in Volume 1346, Page 686 of the Real Property Records of said county;

THENCE North 0 deg. 20 min. 37 sec. West, continuing along the west boundary line of the above mentioned 48.977 acre Tract One, passing the northeast corner of the above mentioned 10.508 acre tract, same being the southeast corner of a 10.00 acre tract conveyed from Christopher Talley et ux to Kenneth D. Nixon et ux and recorded in Volume 1675, Page 535 of the Real Property Records of said county, passing the northeast corner of the above mentioned 10.00 acre tract, same being the southeast corner of a 10 acre tract conveyed from Kenneth Sechrist et ux to E. O. Holt, Jr. et ux and recorded in Volume 1265, Page 892 of the Real Property Records of said county, and continuing along same course of a total distance of 1173.50 feet to a 1/4" steel rod found at the northeast corner of the above mentioned 10 acre Holt tract, same being the northwest corner of the above mentioned 48.977 acre Tract One, same being the original northwest corner of the above mentioned 100 acre tract, same also being in the south boundary line of a 66.67 acre tract conveyed from O. B. Pinson and Geraldine Pinson to Dan Ray Pinson and Wanda Sue Pinson Rushing and recorded in Volume 1300, Page 741 of the Real Property Records of said county;

THENCE North 89 deg. 23 min. 01 sec. East, along the south boundary line of the above mentioned 66.67 acre tract, 856.43 feet to a typical steel rod set (typical steel rod is a 1/2" by 24" rebar with surveyor's cap marked "Noble") at the northeast corner of the above mentioned 48.977 acre Tract One, same being in the original north boundary line of the above mentioned 100 acre tract;

THENCE South 2 deg. 40 min. 42 sec. East, 1164.41 feet to a 5/8" steel pipe found for an angle point in the east boundary line of the above mentioned 48.977 acre Tract One;

THENCE South 9 deg. 00 min. 30 sec. East, 462.85 feet to a 5/8" steel pipe found for an angle point in the east boundary line of the above mentioned 48.977 acre Tract One, same being the most northerly corner of the above mentioned 3.083 acre Tract Two;

THENCE South 6 deg. 10 min. 18 sec. East, 783.22 feet to a 1/2 inch steel rod found at the southeast corner of the above mentioned 3.083 acre Tract Two, same being in the north right-of-way line of F. M. Highway 2088;

THENCE South 88 deg. 52 min. 24 sec. West, along the north right-of-way line of F.M. Highway 2088, passing the southwest corner of the above mentioned 3.083 acre Tract Two, same being the southeast corner of the above mentioned 48.977 acre Tract One, and continuing along same course for a total distance of 1067.91 feet to the PLACE OF BEGINNING and containing 51.856 acres of land, as surveyed by Tom Noble, RPLS No. 2097, dated January 26, 2006.