

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, On November 2, 2017, Wagyu 100, LLC executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to Michael G. Tapp, Trustee, the real estate hereinafter described to secure II C.B., L.P. in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Wood County, Texas, under Clerk's File No. 2017-00010090 as extended by instrument filed in said records under Clerk's File No. 2019-00012564; and

WHEREAS, On November 2, 2017, Wagyu 100, LLC executed and delivered a Security Agreement covering Wagyu cattle to secure II C.B., L.P. in the payment of the debt described aforesaid, a financing statement covering same being foiled with the Secretary of State of Texas records under Filing Number 17-0038708115; and

WHEREAS, there has been a default in the payment of the note described in said Deed of Trust and Security Agreement; and II C.B., L.P., the beneficiary and owner of the aforesaid note, has appointed me substitute trustee and has requested that I enforce the sale provisions of the Deed of Trust and Security Agreement;

NOW, THEREFORE, I, Carolyn Apodaca, Substitute Trustee, whose address is 2825 Wilcrest #300, Houston, Texas, 77042, (713) 952-8022 hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder for cash, at the East side door at the front of the Wood County courthouse, the area designated in Wood County by the Wood County Commissioners as the place in which to hold real property foreclosures sales in Wood County, the county in which said property is located, between 10:00 a.m. and 4:00 p.m. on February 2, 2021, the real property covered by the Deed of Trust and more particularly described as follows, to-wit:

Being 96.197 acres of land situated in the D. Fuller Survey, Abstract No. 207, Wood County, Texas, being the residue of a 100.602 acre tract of land described in deed from Jim B. Cowart to Russell J. Barnes and wife Sue T. Barnes, dated November 1, 1999, recorded in Volume 1694, Page 508 of the Real Property Records of Wood County, Texas, as more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes, together with (i) all rights, titles and interests now owned or hereafter acquired by Grantor in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (ii) any strips or gores between the Land and abutting or adjacent properties; (iii) all water and water rights, timber, crops and mineral interests; and (iv) all, permits, licenses, allotments franchises, certificates, entitlements and other rights and privileges appertaining to or in connection with the Property all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantor in and to all or any portion of the foregoing described properties together with all Wagyu cattle owned by Wagyu 100, LLC, (all of the aforesaid being hereinafter sometimes called the "Property").

The earliest the sale will take place is 1:00 p.m.


Lender has elected to proceed with foreclosure as to personal property, fixtures, and real property in accordance with Bus. & Com. Code Section 9.604(a)(2) and (b)(2).

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Substitute Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

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 or the United States, please send written notice of the active duty military service to the sender of this notice immediately.

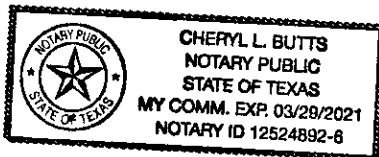
Signed this 8 day of January, 2021.



Carolyn Apodaca Substitute Trustee

THE STATE OF TEXAS §
 Tarrant §
COUNTY OF ~~DALLAS~~ §

This instrument was acknowledged before me on the 8 day of January, 2021, by Carolyn Apodaca, in her capacity as Substitute Trustee.





Notary Public - State of Texas

6457 S FM 14
HAWKINS, TX 75765

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11/17/2020 11:21:00
Security Electronic Records 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: February 02, 2021

Time: The sale will begin at 10:00 AM 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 December 11, 2017 and recorded in Document CLERK'S FILE NO. 2017-00011540 real property records of WOOD County, Texas, with DUSTIN SOLOMON AND KAYLYNN NEWSOM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DUSTIN SOLOMON AND KAYLYNN NEWSOM, securing the payment of the indebtednesses in the original principal amount of \$78,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MATRIX FINANCIAL SERVICES CORP 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



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, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS, SHARON ST. PIERRE, LISA DELONG, TERRI WORLEY, CAROL HAMPTON, JEFFREY HAMPTON, ROBERT LAMONT, SHERYL LAMONT, RONNIE HUBBARD OR ALLAN JOHNSTON 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ 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: Robert LaMont

Date: January 11, 2021

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WOOD

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JAMES POLLACK SURVEY, ABSTRACT NO. 449, WOOD COUNTY, TEXAS, AND BEING A PART OF THE TRACT OF LAND DEEDED TO G.B. LYNCH BY F.P. DEAN ON THE 27 DAY OF NOVEMBER, 1908 AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

TRACT ONE

BEGINNING AT A STAKE FOR CORNER ON THE EAST BOUNDARY LINE RIGHT-OF-WAY OF FARM ROAD NO. 14, SAID BEGINNING POINT BEING EVEN WITH THE NORTH DITCH OF A ROAD RUNNING IN AN EASTERLY DIRECTION INTO THE G.B. LYNCH TRACT OF LAND, SAID ROAD BEING USED FOR SERVICING THE OIL WELLS ON THE G.B. LYNCH LAND, BEGINNING POINT BEING 808 FEET SOUTH OF THE NORTH BOUNDARY LINE OF THE TRACT OF LAND DEED TO G.B. LYNCH BY F. P. DEAN ON THE 27TH DAY OF NOVEMBER, 1908 AND BEING APPROXIMATELY 1500 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE NORTH 65 DEG. 30 MIN. EAST, RUNNING NEAR THE CENTER OF THE NORTH DITCH OF SAID ROAD RUNNING FROM FARM ROAD NO. 14 TO OIL WELLS ON THE G.B. LYNCH LAND, AT A DISTANCE OF 210 FEET STAKE FOR CORNER;

THENCE NORTH 34 DEG. 30 MIN. WEST, PARALLEL TO THE EAST BOUNDARY LINE RIGHT-OF-WAY OF FARM ROAD NO. 14, 210 FEET TO STAKE FOR CORNER;

THENCE SOUTH 65 DEG. 30 MIN. WEST 210 FEET TO STAKE FOR CORNER ON THE EAST BOUNDARY LINE RIGHT-OF-WAY OF FARM ROAD NO. 14;

THENCE SOUTH 34 DEG. 30 MIN. EAST WITH THE EAST BOUNDARY LINE RIGHT-OF-WAY OF FARM ROAD NO. 14, 210 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE ACRE OF LAND, MORE OR LESS.

TRACT TWO

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES POLLARD SURVEY, ABSTRACT NO. A-449, WOOD COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 1.08 ACRE TRACT DEEDED TO EXXON CORPORATION BY DEED DATED DECEMBER 31, 1992 RECORDED IN VOLUME 1324, PAGE 311 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A 1/2" IRON ROD (SET) FOR THE SOUTHWEST CORNER OF A 22.8812 ACRE TRACT AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO CAROLE D. BRAY BY G. B. LYNCH ON JANUARY 22, 1959, RECORDED IN VOLUME 451, PAGE 613 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS, SAID IRON ROD BEING IN THE NORTHEAST RIGHT-OF-WAY OF FARM ROAD NO. 14;

THENCE NORTH 35 DEG. 16 MIN. 37 SEC. WEST, WITH THE MOST SOUTHERLY WEST LINE OF SAID 22.8812 ACRE TRACT AND THE NORTHEAST RIGHT-OF-WAY OF SAID F.M. ROAD NO. 14, A DISTANCE OF 44.38 FEET TO A 1/2" IRON ROD (SET) FOR THE MOST SOUTHERLY NORTHWEST CORNER OF A TRACT CONVEYED TO JOHN T. MANNING BY DEBORAH SANDERS PALMER ON SEPTEMBER 15, 1986, RECORDED IN VOLUME 1037, PAGE 253 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS;

THENCE NORTH 63 DEG. 48 MIN. 41 SEC. EAST WITH THE MOST SOUTHERLY NORTH LINE OF SAID 22.8812 ACRE TRACT AND WITH THE SOUTH LINE OF SAID JOHN T. MANNING TRACT, A DISTANCE OF 205.87 FEET TO A 1/2" IRON ROD (SET) FOR THE SOUTHEAST CORNER OF SAME;

THENCE SOUTH 34 DEG. 19 MIN. 38 SEC. EAST, A DISTANCE OF 48.34 FEET TO A 1/2" IRON ROD (SET) AT A FENCE CORNER;

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HAWKINS, TX 75765

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THENCE SOUTH 66 DEG. 11 MIN. 22 SEC. WEST, A DISTANCE OF 93.59 FEET TO A 1/2" IRON ROD (FOUND) FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED CAROLE D. BRAY TRACT;

THENCE SOUTH 63 DEG. 53 MIN. 00 SEC. WEST, WITH THE NORTH LINE OF SAID CAROLE D. BRAY TRACT, A DISTANCE OF 112.19 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.2114 OF AN ACRE OF LAND.