

NOTICE OF PARTIAL FORECLOSURE SALE

Total Fees : 8.00
 Receipt Number - 129027
 By: Linda Jarvis, Deputy

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. *Property to Be Sold.* The property to be sold is the real property, mineral leases, personal property, improvements, fixtures, appurtenances and all security as secured by the Deed of Trust and located in and on the property commonly referred to as the Wortham and Batson Leases, more specifically described in Exhibit "A" attached hereto.

2. *Instruments to be Foreclosed.* The instruments to be foreclosed are the following:

(a) Deed of Trust dated August 31, 2010, regarding the Property and filed of record in the following counties: Freestone, OPR Vol. 1526, Page 257; Limestone OPR Vol. 1351, Page 467; and Hardin, OPR Vol. 1787, Page 108, with such Deed of Trust extended, renewed and modified by:

(b) Deed of Trust, Assignment of Leases, Rents, Revenues, Security Agreement, and Fixture Filing (the "Deed of Trust") filed in the official public records of the following counties: Freestone, OPR Document No. 01304032; Limestone, OPR Document No. 20133622; and Hardin, OPR Instrument No. 2013-40734.

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

Date: Tuesday, February 3, 2015

Time: The sale will begin no earlier than 12:00 or no later than 3:00 p.m., and will be completed by 4:00 p.m.

Place: Commissioners Courtroom, 1st Floor of the Courthouse in Kountze, Hardin County, Texas

The Deeds of Trust permit the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust 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 refiled 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 and security agreement 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 will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust and security agreement. 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 or security agreement. 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 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 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 trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deeds of Trust referenced above as executed by Mark III Energy Holdings, LLC, BHB Operating, Inc. and Lance and Holly Duncan.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Loan Agreement in the original principal amount of \$7,696,566.17, executed by Mark III Energy Holdings, LLC, BHB Operating, Inc., Lance Duncan and Holly Duncan and payable to the order of Steward Energy Fund, LLC in accordance with the Loan Agreement and the lien documents referenced therein; to include any and all present and future indebtedness. Steward Energy Fund, LLC is the current owner and holder of the obligations and is the beneficiary under the Deed of Trust, Assignment of Leases, Leases Rents, Revenues, Security Agreement and Fixture Filing recorded in the following Texas Counties: Freestone, OPR Document No. 01304032; Limestone, OPR Document No. 20133622; and Hardin, OPR Instrument No. 2013-40734. The Deed of Trust creates a lien on the Property and secures all performance obligations of Mark III Energy Holdings, LLC, BHB

Operating, Inc., Lance Duncan and Holly Duncan under this Deed of Trust, some of which obligations have been defaulted on.

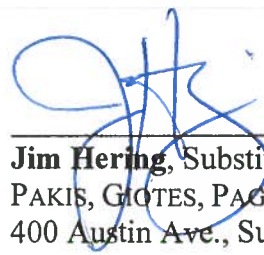
As of January 6, 2015, the amount due on the indebtedness is as follows:

Principal Balance: \$7,126,406.77
Interest through January 6, 2015: \$53,106.30
Daily Interest Accrual: \$1,561.95

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Steward Energy Fund, LLC, Attn: Courtney Hays at 3900 S. Overland Ave., Springfield, MO 65807, (417) 520-2648.

7. *Default and Request to Act.* Default has occurred under the Deeds of Trust, and the beneficiary has requested the substitute trustee to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

Dated: January 6, 2015.



Jim Hering, Substitute Trustee
PAKIS, GIOTES, PAGE & BURLESON, P.C.
400 Austin Ave., Suite 400
Post Office Box 58
Borger, Texas 76703-0058
Telephone: (254)297-7300
Facsimile: (254)297-7301
Email: hering@pakislaw.com

AFTER RECORDING, RETURN TO:
JSK
PAKIS, GIOTES, PAGE & BURLESON
Post Office Box 58
Waco, Texas 76703-0058
(254) 297-7300

EXHIBIT A

1. West Parrafine Lease RRC #00242 Lease:

All of our interest in and to those certain Oil, Gas and Mineral Leases (together with all rights and privileges thereunder or incident thereto) covering land located in the James Knight Survey, Abstrat No. 621, Hardin County, Texas, and certain personal property, machinery, and equipment located thereon, vested in and acquired by Arthur William Barkis, under and by virtue of that certain Assignment from Violet E. Pierson, a widow of Harris County, Texas, dated September 7, 1965, and recorded in Volume 486, Page 514 of the Deed Records of Hardin County, Texas.

2. Carlton 1 Acre RRC #00228 Surface, Mineral and Lease

Lot No. 1 of the S.S. Ashe Subdivision of Thirty Acres of Land in the A.M. DeLaJarza Survey, Hardin County. More particularly described in that certain agreement dated December 31, 1968, executed by the Retrieve Company and Carlton Meredith, Jr., as Lessors, and Ada Belle Oil Company, As Lessee, Recorded in Vol. 379 Page 594 of the Deed Records of Hardin County, Texas.

3. Carlton 5 Acre RRC #00229 Surface, Mineral and Lease

5 Acres, more or less; Champion Choate Survey A-153; Lot 10, First Tract described in Deed from P.C. Middlebrook, Executor of the last will and testament of Hattie Middlebrook, deceased, to Ada Belle Oil Company, dated September 10, 1920, recorded in Volume 86, Page 54 of the Deed Records of Hardin County, Texas.

4. Ada Belle Fee – 5 Acre RRC #05121 Surface and Mineral

All that certain lot, tract, or parcel of land located in Hardin County, Texas and being out of and part of the B.B.B. & C.R.R. Company survey no. 132, A-100, more particularly described in and oil, gas and mineral lease dated May 10, 1956, recorded in Vol. 342, Page 447 of the Deed Records of Hardin County, from Ada Belle Oil Company as Lessor to H.L. Payne and R.H. Schneider as Lessee:

BEGINNING at the Southwest corner of a five acre tract leased on May 10, 1956, by Ada Belle Oil Company to Payne and Schneider:

THENCE South with the East line of the Thaxton survey, and the West line of the B.B.B. & C.R.R. Survey 132, at 561.09 feet a 2-1/2 inch pipe for the Southwest corner of this tract. A 2" pipe bears South 89 degrees 45 minutes, West 4 feet. This point being in the North line of the Willis Donoho League:

THENCE North 89 degrees 45 minutes East with the North line of the Willis Donoho League at 308.5 feet a 2" pipe, at 417.2 feet a 2-1/2" pipe set in cement for the Southeast corner of this tract, and the Southwest corner of the Texas Company 3.44 acre tract:

THENCE North at 208.3 feet a 2-1/2" pipe set in cement for the "lower" Northwest corner of the Texas Company 3.44 acre tract, at 561.09 feet a 2-1/2" pipe for the Northeast corner of this tract:

THENCE South 89 degrees 45 minutes West at 120.53 the Southeast corner of the above described five acre tract, at 418.6 feet the place of BEGINNING, containing 5.38 acres of land, and being the part of that same land described in Volume 130, Page 223, and Volume 58, Page 358, of the Deed Records of Hardin County, Texas.

5. Little & Mitchell 1 Acre Tract RRC #00228 Surface and Mineral

All that certain lot, tract or parcel of land located in Hardin, County, Texas, and being out of and a part of B.B.B. & C.Ry. Company, Survey No. 132, and being more particularly described as follows:

BEGINNING 400 varas South 16 West from the Southwest corner of the A.M. LeJarza Survey, a stake for corner;

THENCE North 16 degrees East 75 varas to a stake for corner;

THENCE East 75 varas to a stake for corner;

THENCE South 16 degrees West 75 varas to a stake for corner;

THENCE West 75 varas to the place of BEGINNING.

Said lease being recorded in the office of the County clerk in and for said County, in Vol. 364, Page 465, dated May 24, 1957, of the deed records of Hardin County, Texas from Ada Belle Oil Company as Lessor to L.V. Wynne & Arthur W. Barkis as Lessee.

6. Gulf Fee RRC #00246 Surface and Mineral

(A) Lease from Gulf Oil Corporation, as Lessor, to Jon R. Long, as Lessee, dated January 25, 1955, covering Lots Nine (9) and Ten (10) of a subdivision of the Champion Choate Survey, Abstract 153, as shown by Plat in Deed from A.T. Smith to J.B. Hooks dated December 8, 1903, recorded in Volume 23, Page 599, Deed Records of Hardin County, Texas, SAVE AND EXCEPT a tract of approximately Ten (10) acres and a tract of 6.5 acres, both in said Lease described, said Lease being of record in Volume 302, Page 268 Deed Records of Hardin County, Texas, to which Lease and its record reference is here made for all purposes:

(B) Lease from Chas G. Hooks et al, as Lessor, to Jon R. Long, Lessee, dated January 25, 1955, covering Lots 9 and 10 of a subdivision of the Champion Choate Survey, Abstract 153, as shown by Plat in Deed from A.T. Smith to J.B. Hooks dated December 8, 1903, recorded in Volume 23, Page 599, Deed records of Hardin County, Texas, SAVE AND EXCEPT, a tract of approximately 10 acres and a tract of 6.5 acres, in Hardin County, Texas, said Lease being recorded in Volume 302, Page 470, Deed Records of Hardin County, Texas, to which Lease and its record reference is here made for all purposes.

7. Texaco Fee 6 Tracts

RRC #00242

Surface and Mineral

TRACT ONE:

2 acres, more or less, out of the Knight Survey A-621, Hardin County, Texas and being the same land described in that certain oil, gas and mineral lease dated January 6, 1933 from the Texas Company to Ada Belle Oil Company, recorded in Volume 230, Page 127 of the Deed Records of Hardin County, Texas and described by metes and bounds as follows:

BEGINNING at a point which is 297.22 feet North 80 degrees West from the Northeast corner of the F.H. Green 1/3 League for the beginning corner of this survey;

THENCE North 10 degrees East 208.3 feet to a point for corner;

THENCE North 80 degrees West 416.7 feet to a point for corner;

THENCE South 10 degrees West 208.3 feet to a point on the South line of the said Knight Survey;

THENCE, along the South line of the said Knight Survey South 80 East 415.7 feet to the place of BEGINNING and containing two (2) acres, more or less.

TRACT TWO:

.125 acre, more or less, out of the John Knight Survey A-621, Hardin County, Texas and being the same land described in that certain oil, gas and mineral lease dated January 6, 1933 from The Texas Company to Ada Belle Oil Company, recorded in Volume 230, Page 127 of the Deed Records of Hardin County, Texas and described by metes and bounds as follows:

BEGINNING at a point 393.21 feet North 59 degrees West from the extreme east corner of the said John Knight Sr. 160 acre survey for the beginning corner of this tract;

THENCE North 10 degrees East 147.9 feet to a point for corner in the north line of the said Knight Survey;

THENCE along the North line of the said Knight Survey south 42 degrees East 49.29 feet to stake for corner;

THENCE South 10 degrees West 132.43 feet to stake for corner in the South line of said Knight Survey;

THENCE North 50 degrees West 41.4 feet to the place of BEGINNING and containing 1/8th acre.

TRACT THREE:

.25 acre, more or less, out of the John Knight Survey A-621, Hardin County, Texas and being the same land described in that certain oil, gas and mineral lease dated January 6, 1933 from the Texas Company to Ada Belle Oil Company, recorded in Volume 230, Page 127 of the Deed Records of Hardin County, Texas and described by metes and bounds as follows:

BEGINNING at a point on the South line of the said John Knight, Sr. 160 acre Survey which is North 80 degrees West 166.7 feet from the Southeast corner of one acre tract acquired by Ed Prather from John Knight, et us, said point being also North 80 degrees West 880.6 feet from the Northeast corner of the F.H. Green 1/3 League;

THENCE North 80 degrees West with said South line 55.6 feet to the Southwest corner of the said one-acre tract;

THENCE South 80 degrees East with the North line of the said one-acre tract 55.6 feet to a point;

THENCE South 10 degrees West 195.8 feet to the place of BEGINNING and containing 1/4 acre.

TRACT FOUR:

.5 acres, more or less, out of the John Knight Survey, Abstract 621, Hardin County, Texas and being described as the West one-half of Lot No. 5 shown on a plat of five acres in the deed Wirt Davis and T.W. Lovett to T.H. Bass, recorded in Volume 30, Page 163 and described by metes and bounds as follows:

BEGINNING at the Southeast corner of a five acre tract in the name of T.W. Lovett, the same being the Southwest corner of the five acre tract conveyed by Wirt Davis and T.W. Lovett to T.H. Bass, Trustee;

THENCE North 10 degrees East 83.88 vrs. to the Northwest corner of Lot 5 as subdivided by T.H. Bass;

THENCE 80 degrees 45; East parallel with the North boundary line of the F.H. Green Survey 33.65 vrs. Set a stake;

THENCE South 10 degrees West 83.88 vrs. set a stake in the North line of the Green Survey;

THENCE 80 degrees 45' with the North boundary line of said F.H. Green Survey to the place of BEGINNING.

TRACT FIVE:

.835 acres, more or less, out of the John Knight Survey, Abstract A-621, Hardin County, Texas and being described as Lot No. 5 of a subdivision of 9.94 acres shown by a plat recorded in Volume 32, Page 120 of the Deed Records of Hardin County, Texas.

TRACT SIX:

1.65 acres, more or less, out of the John Knight Survey, Abstract A-621, Hardin County, Texas and being described as Lot No. 1 of a subdivision of 9.94 acres shown by a plat recorded in Volume 32, Page 120 of the Deed Records of Hardin County, Texas.

8. **Knight Fee**

RRC #00234

Surface * Mineral

TRACT ONE:

3.30 acres, more or less, out of the John Knight Survey, Abstract A-621; Lots 2 & 3 (1.65 acres each) in the Sharp Bass Subdivision shown by Deed dated 06/27/1904, from Magdaelna Junk by Attorney-in-Fact, et al to Ada Belle Oil Company, Volume 34, Page 6 of the Deed Records of Hardin County, Texas.

TRACT TWO:

.125 of an acre, more or less, out of the John Knight Survey, Abstract A-621 in the Sharp Bass Subdivision AB #17; shown by Deed dated 07/31/1934, from Alice Emma Cashen, et al to Ada Belle Oil Company, recorded in Volume 130, Page 223 of the Deed Records of Hardin County, Texas.

9. **West David Tracts (2)**

Surface, Mineral & Lease

TRACT ONE:

5-1/2 acres out of the John Knight Survey, Hardin County, Texas; said 5-1/2 acres being more particularly described in an Oil, Gas and Mineral Lease dated April 11, 1924, from Wirt Davis, as Lesser, to Ada Belle Oil Company, as Lessee, Recorded in Volume 96, Page 390 Deed Records of Hardin County, Texas.

BEGINNING at the Southeast corner of a survey of thirty acres of land made for Douglass off of said Knight survey, as stake on North line of F.H. Green Survey, from which a red-oak 15' in diameter, marked x brs S 71 ½ degrees East 3.8 varas.

THENCE North 10 degrees East 497 varas to a stake, from which a pine 16" in diameter marked x brs. S. 63 degrees W 10 varas and a pine 16" in diameter marked X bears S 88 ½ degrees West 9.3 varas'

THENCE south 42 degrees east 75 varas to a stake for corner;

THENCE North 80 degrees 45' West 60 varas to the place of BEGINNING, and containing five (5) acres of land.

TRACT TWO:

One-fourth (1/4) of an acre, known as the Carroll lease, and one-fourth (1/4) of an acre, known as the Kaltenback lease, said two one-fourth acre tracts comprising the East one-half (1/2) of the South one acre of the east five acres tract purchased from John Knight Jr., by Lovett and Davis, and containing 5-1/2 acres, more or less.

10. Knight Middlebrook

RRC #00234

Surface, Mineral & Lease

6 acres, more or less, A.M. LaJarza Survey A-17, being Lots 3-8, of the S.S. Ashe Subdivision, shown by Oil and Gas Lease dated June 19, 1957 from Ada Belle Oil Company, as Lessor, to Leroy T. Terry, Lessee.

Boyd Lease:

All those certain lots, tracts and parcels of land, parts of the R.B. Longbotham and Sarah McAnulty Surveys in Limestone County, Texas, described in eight (8) tracts as follows:

TRACT ONE: Being 52.08 acres out of the Sarah McAnulty Survey and off the North End of the Boyd land;

BEGINNING in the N Line of the survey and N.W. corner of the Jerry Mahoney 50 acre tract, a point at the intersection of the roads;

THENCE with said survey line S 89-45 E 658.4 vrs. the N.E. corner of said 50 acres, a point 10 ft. N 6 E of an iron pipe set in the fence line;

THENCE 6 w 468 vrs. a point in the middle of the public road;

THENCE N with the W line of the tract 468.6 vrs. to the place of the BEGINNING.

TRACT TWO: being 52.08 acres out of the Sarah McAnulty Survey;

BEGINNING in the W line of the N.B. Boyd home tract which is a part of a 724 acre tract of said survey, 468.6 vrs. S of the N.W. corner of said tract a point in the middle of the public road, same being the S.W. corner of Block One;

THENCE S 529.1 vrs. for S.W. corner and N.W. corner of Block 3;

THENCE E 534.6 vrs. a stake in the W. Line of the J.O. Longbotham tract in fence line;

THENCE with said Line N 0-32 E 549.1 vrs. a stake in the S line of Block One;

THENCE with said Line W 539.5 vrs. to the place of BEGINNING.

TRACT THREE:

Being 52.08 acres out of the Sarah McAnulty Survey;

BEGINNING at the S.W. corner of Block 2 in the middle of the public road and W line of said Boyd tract 1017.7 vrs. S in the W line of said Longbotham tract as marked by fence line;
THENCE S 0-32 W 532.2 vrs. a stake set for N.E. corner of a road way;
THENCE with said Roadway N Line W 529.5 its N.W. corner in the W line of the tract in the middle of the public road;
THENCE N 553.2 vrs to the place of BEGINNING.

TRACT FOUR:

Being 52.08 acres out of the Sarah McAnulty Survey, being a 50 acre tract and a 1 acre roadway the 50 acres being a part of the Longbotham 81.5 acres;

BEGINNING in the N.E. Corner of Block 2 and S line of Block 1, same being 19 vrs. S of the N.W. corner of said Longbotham 81-1/2 acres tract;
THENCE with Longbotham W line S 0-32 W 1137.7 vrs. a stake for S.W. corner;
THENCE E 270.3 vrs. a stake in the E line of said 81-1/2 acres;
THENCE with said line N -015 E 1023.5 vrs. an iron pipe set at fence corner for N.E. corner of this tract;
THENCE with fence line N 80 W 204.8 vrs. an iron pipe at fence corner;
THENCE W 70.5 vrs to the place of BEGINNING. Also the 1 acre roadway;
BEGINNING in the W Line of the above tract 25.2 vrs. N 0-32 E from its S.W. corner;
THENCE W 529.5 vrs. to the W line of the tract in the public road; same being the N.W. corner of Block 5;
THENCE N 10.1 to the S.W. corner of Block 13;
THENCE E 529.5 vrs. to the S.W. corner of Block 3 in the W line of Block 4;
THENCE S 0-32 W 10.1 vrs. to the place of BEGINNING.

TRACT FIVE:

Being 52.08 acres out of the Sarah McAnulty Survey

BEGINNING in the W line of said home tract at the S.W. corner of a roadway strip, same being 1581 vrs. S. of the N.W. corner of the Boyd tract;
THENCE S 380.1 vrs. for S.W. corner of this tract and N.W. corner of Block 6;
THENCE E 800 vrs. a stake in the E line of the Longbotham 81-1/2 acres tract same being the N. E. Corner of Block 7;
THENCE with aid line N 0-15 vrs. E 351.7 vrs. to the S.E. corner of Block 4;
THENCE W 270.3 vrs. to the S.W. corner of Block 4;
THENCE N 0-32 E 25.2 vrs. to the S.E. corner of a roadway strip;
THENCE with the S Line of said strip W 529.3 vrs. to the place of BEGINNING.

TRACT SIX:

Being 52.08 acres out of the Sarah McAnulty Survey

BEGINNING in the W line of said Boyd tract in the middle of the public road 1961.1 vrs. S. of the N.W. corner of said tract at the S.W. corner of Block 6;
THENCE 800 vrs. a stake in the S.E. corner of Block 5;
THENCE S 0-15 W 348.1 vrs. a stake;
THENCE W 7.2 vrs. a stake in fence;
THENCE S 0-30 E. 1163 vrs. an iron pipe on the N side of roadway;
THENCE n 85 w 252 vrs. a point in said roadway;
THENCE N 115.5 vrs. a stake for the N.E. corner of Block 7;
THENCE with the N line of said Block 7 S 89 W 537.1 vrs. for S.W. corner;

THENCE N 220.8 vrs. to the place of BEGINNING.

TRACT SEVEN: Being 52.08 acres out of the Sarah McAnulty Survey

BEGINNING at the S.E. corner of the J.E. Boyd 8.5 acre tract 395 vrs. N of the S.W. corner of the said 724 acres and 34 vrs. N of the S.W. corner of Block 6;

THENCE W 148 vrs. to the S.W. Corner of a one acre tract which is included in the block;

THENCE S 135 vrs. the midchannel of Techuacana Creek;

THENCE down said Creek to the W line of the J.P. Lindley tract;

THENCE with said line as marked by fence N 0-30 W 415 vrs.;

THENCE with the Lindley N line N 89 E 478 vrs. to fence corner;

THENCE with fence line N 8-30 W 248.4 vrs. a stake in the middle of the road;

THENCE N 115.5 vrs. a stake at elm brs. S.E. 4 vrs.;

THENCE with the S line of Block 6 S 89 W 537.1 vrs. an iron stake;

THENCE N 34 vrs. to the place of BEGINNING.

Also included in said Block is a one-acre tract;

BEGINNING at the S.W. corner of J.E. Boyd 84 acre tract 73 vrs. W of Block 6 W line:

THENCE N 75 vrs. for N.E. corner;

THENCE W 75 vrs. for N.W. corner;

THENCE S 75 vrs. for S.W. corner;

THENCE E 75 vrs. to place of BEGINNING.

TRACT EIGHT: Being in three acre tracts aggregating 50 acres;

Tract one of 21 acres in the R.B. Longbotham League;

BEGINNING in the S Line of the League at the S.W. corner of J.L. Bays home tract;

THENCE with said line N 89-45 W at 412 vrs. pass the N.W. corner of Block 1 at 500.4 vrs. at the S.W. Corner;

THENCE N 223.3 vrs. to Wolfe Creek Channel;

THENCE down said Creek to said Bays tract:

THENCE with his W line S 244.8 vrs. to place of BEGINNING.

Tract Two of 18.5 acres in Sarah McAnulty Survey:

BEGINNING in the N.E. corner of the Gus Pierce timber tract an elm for corner;

THENCE S with his E line 298 vrs. a 7" elm for corner;

THENCE E 244.2 vrs. a stake, a cedar 24" brs. S 21 W 2 vrs.;

THENCE N 497 vrs. to the public road;

THENCE with said road S 60 W 190 vrs. and S 51-1/2 W 169 vrs. to Pierce corner;

THENCE E 56 vrs. to the place of BEGINNING, and know as the First Tract.

Tract Three of 10 acres;

BEGINNING in the channel of Tehuacana Creek 96.3 vrs. E. of the N.E. corner of the Finch 18.5 acre tract;

THENCE W 96.3 vrs. the N.E. corner of the said 18.5 acres in the public road;

THENCE S 400 vrs. for corner in the E line of said tract;

THENCE E 148 vrs. to corner on the S bank of said Creek;

THENCE up said Creek to the place of BEGINNING, containing 10 acres, more or less, and known as the Neill tract of said McAnulty Survey.

BEING the same land surveyed by L.B. Gamewell in November of 1937, filed of record December 13, 1937, recorded in Volume H, Page 22, Civil Court Minutes of Limestone County, Texas.

Also being the same land described in Cause No. 2296, Mollie Boyd Sellers, et al. vs. Hazel Dougherty Bays, et vir. recorded in Volume H, Page 1, Civil Court Minutes, dated December 13, 1937, Limestone County, Texas.

And being the same lands described in an oil and Gas Lease from J.F. Boyd, et al., to Pan American Petroleum Corporation, dated January 25, 1963, recorded in Volume 495, Page 104 of the Deed Records of Limestone County, Texas, and also being the same lands described in an Oil and Gas Lease Grant from N.B. Boyd, et us, et al, to John Sealy, et al. as Trustees for Magnolia Petroleum Company, A Joint Stock Association, dated September 20, 1921, recorded in Volume 141, page 14, of the Deed Records of Limestone County, Texas.

The rights to be granted hereunder shall be limited to the base of the Woodbine Formation.

1. Lessor: Novella Sellers Atkinson, a widow.
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 490

2. Lessor: Brook Simmons Boyd, Independent Executor of Adam Napoleon Boyd, Deceased
Lessee: Martin Oil Company
Date: 11/19/81
Recorded: Volume 684, Page 494

3. Lessor: Charles B. Boyd and Wife, Emma Mae Boyd
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 496

4. Lessor: Charles Boyd, a widower
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 498

5. Lessor: H.C. Boyd (a/k/a Hiram Boyd) and wife, Flora B. Boyd
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 500

6. Lessor: Mary O. Boyd, a widow
Lessee: Martin Oil Company

- Date: 01/12/82
Recorded: Volume 684, Page 502
7. Lessor: N.B. Boyd and wife, Rita E. Boyd
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 504
8. Lessor: Talmadge B. Boyd, Jr., and wife, Doris S. Boyd
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 506
9. Lessor: James Alton Bates, a single man
Lessee: Martin Oil Company
Date: 11/18/81
Recorded: Volume 684, Page 505
10. Lessor: Hazel Daugherty Bays, a widow
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 510
11. Lessor: Joe Hudson Bays, Jr. and wife, Susan Bays
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 512
12. Lessor: John T. Bays and wife, Bertha F. Bays
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 514
13. Lessor: James L. Bradley, Individually and as Independent Executor of the
Estate of B.L. Bradley, Deceased
Lessee: Martin Oil Company
Date: 12/03/81
Recorded: Volume 684, Page 516
14. Lessor: Betty Jo Sellers Bunch and husband, Almer Bunch
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 518
15. Lessor: Lois Burnett, a widow
Lessee: Martin Oil Company

- Date: 11/05/81
Recorded: Volume 684, Page 520
16. Lessor: Lucile Cannon, a widow
Lessee: Martin Oil Company
Date: 11/23/81
Recorded: Volume 684, Page 522
17. Lessor: Josie Boyd Chandler and husband, James A. Chandler
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 524
18. Lessor: Altha Daughtery, a widow
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 526
19. Lessor: Joe Pat Daughtery, a single man
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 528
20. Lessor: Florence Boyd Downs, a widow
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 530
21. Lessor: John Boyd Frazer and wife, Muriel Bise Frazer
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 532
22. Lessor: Florence Milligan French and husband, Oscar B. French
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 534
23. Lessor: Luella Lynn Futrell, a feme sole
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 536
24. Lessor: L.L. Green
Lessee: Martin Oil Company

Date: 11/03/81
Recorded: Volume 684, Page 538

25. Lessor: Elaine Boyd Harrell and husband, Farris O. Harrell
Lessee: Martin Oil Company
Date: 12/08/81
Recorded: Volume 684, Page 540

26. Lessor: Celeste Frazer Harrison and husband, John T. Harrison, Jr.
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 542

27. Lessor: Lucy L. Daugherty Henderson, a widow
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 544

28. Lessor: Brenda Pauline Hennig and husband, Donald O. Hennig
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 546

29. Lessor: Alice Faye Boyd Huffman and husband, Robert L. Huffman
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 548

30. Lessor: Searey L. Johnson, here dealing with Non-homestead property
Lessee: Martin Oil Company
Date: 12/15/81
Recorded: Volume 684, Page 550

31. Lessor: W.L. Kennedy and wife, Doris Marie Kennedy
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 552

32. Lessor: Sara Elizabeth Legrand, a feme sole
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 554

33. Lessor: Maud Boyd Markel
Lessee: Martin Oil Company

- Date: 11/05/81
Recorded: Volume 684, Page 556
34. Lessor: Mercantile National Bank at Dallas, Trustee of the Charitable Remainder Trust #7 (4400) and the Hall Non-Charitable Remainder Trust #8 (4401) in its Fiduciary Capacity Only, and Not in its Individual Corporate Capacity
Lessee: Martin Oil Company
Date: 11/18/81
Recorded: Volume 684, Page 558
35. Lessor: Henry Boyd Milligan and wife, Fern C. Milligan
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 561
36. Lessor: Theo F. Milligan and wife, Elia Milligan
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 563
37. Lessor: Juanita Bays Mullen and husband, Robert E. Mullen
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 565
38. Lessor: W.G. McDonald, Jr., and wife, Marian L. McDonald
Lessee: Martin Oil Company
Date: 11/30/81
Recorded: Volume 684, Page 567
39. Lessor: Charles T. McIlhaney and wife, Mary M. McIlhaney
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 570
40. Lessor: Piper Petroleum Company, a Delaware Corporation having its principal place of business in Ft. Worth, Tarrant County, Texas
Lessee: Martin Oil Company
Date: 11/23/81
Recorded: Volume 684, Page 572
41. Lessor: Ann Sellers, a widow
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 576

42. Lessor: C.B. Sellers and wife, Iva Lee Sellers
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 578
43. Lessor: Donald Wayne Sellers and wife, Carolyn Sellers
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 580
44. Lessor: Douglas F. Sellers and wife, Ruth Miriam Sellers
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 582
45. Lessor: Ella E. Sellers, a widow
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 584
46. Lessor: G.N. Sellers, Jr., and wife, Margaret Ruth Sellers.
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 586
47. Lessor: James K. Sellers, a single man
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 588
48. Lessor: Mae Delle Sellers, a widow
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 590
49. Lessor: O.W. Sellers and wife, Gwen Miller Sellers
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 592
50. Lessor: W.L. Sellers (a/k/a Walter Sellers) and wife, Stella Sellers
Lessee: Martin Oil Company
Date: 11/05/81

- Recorded: Volume 684, Page 594
51. Lessor: William A. Sellers and wife, Iona T. Sellers
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 596
52. Lessor: Patricia J. Sellers Strei and husband, Kenneth D. Strei
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 598
53. Lessor: The Taurus Corporation, a Texas Corporation, having its Principal place of business in Dallas, Texas, by Robert B. Payne as President of The Taurus Corporation
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 600
54. Lessor: Robert Temple, a single man
Lessee: Martin Oil Company
Date: 11/23/81
Recorded: Volume 684, Page 602
55. Lessor: Geraldine J. Boyd Thomas and husband, Lonnie C. Thomas
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 604
56. Lessor: Lucy Lee Boyd Thompson, a widow
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 606
57. Lessor: Mildred Sellers Trust and husband, Jasper Willie Treat
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 608
58. Lessor: Frances Sellers Womack, a widow
Lessee: Martin Oil Company
Date: 11/05/81
Recorded: Volume 684, Page 610
59. Lessor: Mattie Sellers Wright, a wido

Lessee:	Martin Oil Company
Date:	11/05/81
Recorded:	Volume 684, Page 612
60. Lessor:	Marles L. Pace and wife, Sylvia J. Pace
Lessee:	Martin Oil Company
Date:	02/03/82
Recorded:	Volume 686, Page 23
61. Lessor:	Gussie Lou Bradley Gibson, Brian Lee Bradley, James L. Bradley, Jr. and Christopher Richard Bradley as Heirs to the Estate of B.L. Bradley
Lessee:	Martin Oil Company
Date:	03/15/82
Recorded:	Volume 688, Page 322
62. Lessor:	Amoco Production Company
Lessee:	Martin Oil Company
Date:	02/12/82
Recorded:	File No. 4818

Smith Lease:

All that certain tract of land, situation in the Counties of Freestone and Limestone, State of Texas, described as follows:

A part of the SARAH MCANULTY SURVEY, and being all of that certain 76.49 acres out of the J.L. Longbotham original 286.5 acres homestead which said 76.49 acres, more or less, being the same land conveyed to W.E. Smith by Monroe Smith and wife, Jennie Smith, by deed dated the 28th day of December A.D. 1917, recorded in Book 51, Page 614, Record of Deeds of Freestone County, Texas: and being the same land conveyed by W.E. Smith and wife, Laura N. Smith by Warranty Deed to Surface Rights to W. Elliott Smith, on December 10, 1956, recorded in Freestone County, Texas on December 10, 1956 in Vol. 271, Page 572, and a Quit Claim deed from Laura S. Smith and Laura Beattie Smith for their undivided mineral interests of one-half (1/2), and one-sixth (1/6) to W. Elliott Smith on August 9, 1976, recorded in the Deed Records of Freestone County, Texas in Vol. 473, page 293, and a Quit Claim Deed for an undivided one-sixth (1/6) minerals from Willie Mae Smith Cockrell to W. Elliott Smith dated July 27, 1982, recorded in Vol. 619, Page 81, on July 29, 1982; said tract of land being more particularly described as follows, to-wit:

BEGINNING in the division line between said survey and the R.B. Longbotham League Survey at the common corner of said homestead tract and the Jno. Manning Estate a point in the middle of the Tehuacana and Wortham Road;

THENCE with said Division Line N. 89-45 W 1150 feet to a point in the concrete;

THENCE S 5-15 W at 17.5 feet pass the North fence line at 220.5 feet at stake in the fence line;

THENCE S 12-45 W 625 feet an old stump in fence line in the South bank of the branch;

THENCE S 1-15 W, 481 feet to fence post for corner;

THENCE S 88 W, 822.5 feet a stake;

THENCE S 0-15 E., 1418 feet to fence corner;

THENCE E 1066.5 feet to corner in the W.D. Wilson 35 acre tract W Line;

THENCE with his line N. 0-30 W, 1284 feet to the N side of a P.O. 30' for interior corner;

THENCE N 88-10 E, 1095.5 feet a point in the highway, same being the E line of said homestead tract;

Being 44.55 acres, more or less, out of the Sarah McAnulty Survey, and being the same tract of land conveyed by J.H. Wasson and wife Jewel Wasson to Boyd Oil Company by Deed of Surface Only on December 6, 1924, recorded on December 15, 1924, in Volume 169, Page 466, Deed Records of Limestone County, and being the same tract conveyed by Warranty Deed to Surface Rights from Bonnie Dawson to W.E. Smith on April 13, 1934, recorded in Volume 135, Deed Records of Freestone County, Texas, on December 15, 1956.

1. Lessor: B.H. Miller d/b/a Miller Oil Company, joined by his wife, Betty Miller
Lessee: Bledsoe Partners Inc.
Date: November 1, 1990
Recorded: Volume 843, Page 288
1. Lindley Lease: N.H. Lindley et. al. Well, RRC #1269, situated on 64.0 acres of land, more or less, out of Abstract 16, R.B. Longbotham Survey, Freestone County, TX and being the same land described in that certain Oil and Gas Lease recorded in Vol. 155, Page 423, Deed Records, Freestone County, TX.
2. Summers Lease: G.O. Summers Well, RRC #1276, situated on 10.0 acres of land, more or less, out of Abstract 16, R.B. Longbotham Survey, Freestone County, TX and being the same land described in that certain Oil and Gas Lease recorded in Vol. 329, Page 391, Deed Records, Freestone County, TX.
3. Simmons Lease: T.L. (Roy) Simmons Well, RRC #1273, situated on 48.0 acres of land, more or less, out of Abstract 16, R.B. Longbotham Survey, Freestone County, TX and being the same land described in that certain Oil and Gas Lease recorded in Vol. 157, Page 245, Deed Records, Freestone County, TX.
4. Lytle Lease: RRC #1270 situated on 6.0 acres of land, more or less, out of Abstract 16, R.B. Longbotham Survey, Freestone County, TX and being the same land

described as follows: BEGINNING at the Northeast corner of Lot No. 1, in the South line of land sold by Robert Longbotham to the H & T C Ry, Company, 100 feet West of the center of the railroad bed;

THENCE West 136.6 varas a stake;

THENCE South 225.8 varas stake in South line of Lot No. 3;

THENCE West 37.5 varas the Northwest corner of Lot No. 4;

THENCE South 40 East a stake in West line of the H & T C Ry. Co. right-of-way;

THENCE with said right-of-way North 11 East 361.6 varas to the place of BEGINNING, containing 6 acres of land; and being the same land described in deed from W. W. Beall to Gertrude Beall, by deed dated January 23, 1929, and recorded in Vol. 87, Page 486, Deed Records of Freestone County, Texas and being the same land described in deed from Gertrude Beall to C. F. Lytle dated June 1, 1937 and recorded in Volume 149, Page 243 of the Deed Records of Freestone County, Texas and Oil and Gas Lease recorded in Volume 921, Page 695, Official Records of Freestone County , Texas, to which reference is here made from all purposes.

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: January 12, 2015

Substitute Trustee: **Ronnie Deaver, Jr.**
3421 Bosque Boulevard
Waco, McLennan County, Texas 76710

Mortgagee: **LUIS ADAN PORTILLO and ADRIANA ELIZABETH PORTILLO**

Note: **Dated March 9, 2013, payable to the order of Dwight Krzywonski**

Deed of Trust:

Date: **March 9, 2013**

Grantor: **LUIS ADAN PORTILLO and ADRIANA ELIZABETH PORTILLO**

Mortgagee: **DWIGHT KRZYWONSKI**

Recording information: Deed of Trust recorded in Clerk's Records at 01301086 (7 pages)
of the Official Public Records of Freestone County, Texas

Property:

BEING Lot Number Twenty-one (21) of the Thousand Oaks Addition to the City
Of Fairfield, Freestone County, Texas, as shown on plat filed in Cabinet A,
Envelope 31A and 31B, Plat Records of Freestone County, Texas.

County: Freestone County, Texas

Substitute Trustee's Name: **RONNIE DEAVER, JR.**

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jan 12, 2015 AT 04:00P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 129066
By: Melissa Munoz, Deputy

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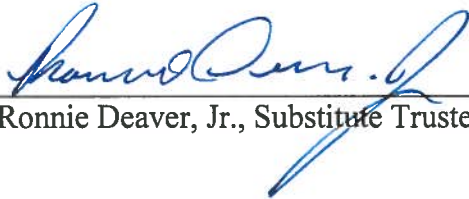
Trustee's Address: 3421 Bosque Boulevard, Waco, McLennan County, Texas 76710

Date of Sale: February 3, 2015

Time of Sale: 11:00 a.m.

Place of Sale: I will sell the property at the outside steps in front of the county courthouse at 118 East Commerce Street, Fairfield, Freestone County, Texas.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Ronnie Deaver, Jr., Substitute Trustee

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: September 18, 2007

Grantor(s): Ethan Devillier, an unmarried man

Original Trustee: Peter F. Makowiecki

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for First Horizon Home Loans, a Division of First Tennessee Bank National Association, its successors and assigns

Recording Information: Vol. 01420, Page 00357, or Clerk's File No. 00707324, in the Official Public Records of FREESTONE County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 02/03/2015 **Earliest Time Sale Will Begin:** 10:00 AM

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney.

Legal Description:

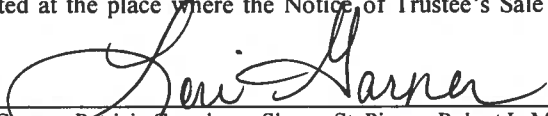
ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND BEING LOTS ONE (1) AND TWO (2), BLOCK ONE (1) IN THE GATEWAY SUBDIVISION, FREESTONE COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF FILED OF RECORD IN CABINET B, ENVELOPE 64, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

Place of Sale of Property:

The foreclosure sale will be conducted in the area designated by the FREESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200


Lori Garner, Patricia Crenshaw, Sharon St. Pierre, Robert LaMont,
Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jan 13, 2015 AT 02:17P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 129083
By: Melissa Munoz, Deputy



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