

**Notice of Substitute Trustee's Sale**

Date: March 16, 2020

Trustee: Okan Akin

Substitute Trustee: Jim D. Hamilton, 7700 San Felipe, Suite 550, Houston, Texas 77063
John Mayer, 7700 San Felipe, Suite 550, Houston, Texas 77063
James V Lombardi, 7700 San Felipe, Suite 550, Houston, Texas 77063
Xochytl D. Greer, 7700 San Felipe, Suite 550, Houston, Texas 77063

Lender: Allegiance Bank

Note(s): Promissory Note in the original principal amount of \$2,500,000.00, dated October 11, 2012, executed by INOC Properties, LP, payable to Allegiance Bank, successor in interest to Independence Bank, N.A., and any other debt owed by INOC Properties, LP to Allegiance Bank or any other debt secured by the Property and owed to Allegiance Bank.

Deed of Trust:

Date: October 11, 2012

Grantor: INOC Properties, LP

Lender: Allegiance Bank

Recording Information: File No.: 1205683, Volume 1646, Page 569 of the Real Property Records of Waller County, Texas.

Property: See Exhibit "A", attached hereto and made a part hereof for all purposes and particularly, including all personal property secured by the security agreement included in the Deed of Trust.

County: Waller County

Date of Sale (first Tuesday of month): April 7, 2019

Time of Sale: 10:00 a.m.

Place of Sale At the area designated by the Commissioner's Court of Waller County, Texas (as such designation is recorded in the Real Property records of Waller County, Texas).

Lender has appointed a Substitute Trustee under the Deeds of Trust. Lender has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that 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, on the date and time specified to satisfy the debt secured by the Deeds of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

~~Jim D. Hamilton, Substitute Trustee~~
7700 San Felipe, Suite 550, Houston, Texas 77063
Name and address of sender of this Notice

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was ACKNOWLEDGED AND SUBSCRIBED TO BEFORE ME, on the 16th day of March, 2020 by Jim D. Hamilton, Trustee.




Notary Public, State of Texas

EXHIBIT 'A'

File No.: 10526-GAT79 (TM)

Being a 17.29 acre (called 17.35 acres) parcel situated in the Justo Liendo Survey, Abstract Number 41, Waller County, Texas, being out of a certain original 20.8419 acre tract, being all of a called 21.545 acre tract as recorded in Volume 194, Page 158 Deed Records of Waller County and also Vol. 469, Pg. 48 D.R.W.C., said 17.29 acre parcel being more particularly described by metes and bounds description as follows with the base of bearings being the called deed of the 17.29 acre parcel.

Beginning at a 5/8 inch iron rod set in the west right of way line of F.M. 1098 for the northeast corner of a called 3.4894 acre tract as recorded in Vol. 685, Pg. 131 Deed Records of Waller County and marking the southeast corner of the herein described parcel of land;

THENCE, South 81° 25' 47" West (called South 81° 25' 47" West), along the north line of the said called 3.4894 acre tract and the south line of the herein described parcel, a distance of 440.73 feet (called 441.25 feet) to a 3/8 inch iron rod found for the angle point of the said called 3,4894 acre tract and marking an angle point in the herein described parcel of land;

THENCE, North 71° 25' 47" West, along the northeasterly line of the said called 3.4894 acre tract and the southwesterly line of the herein described parcel, a distance of 350.57 feet to a 5/8 inch iron rod set for an angle point of the said called 3.4894 acre tract and an angle point in the herein described parcel of land;

THENCE, North 11° 16' 05" West, along the east line of the said called 3.4894 acre tract and the west line of the herein described parcel, a distance of 299.20 feet to a 3/8 inch iron rod found for an angle point of the said called 3.4894 acre tract and an angle point in the herein described parcel of land;

THENCE, South 78° 33' 56" West (called South 76° 41' 38" West), along the south line of the said called 3.4894 acre tract and the south line of the herein described parcel, a distance of 60.08 feet (called 59.97 feet) to a 3/8 inch iron rod found for an angle point of the said called 3.4894 acre tract and an angle point in the herein described parcel of land;

THENCE, South 11° 15' 19" East (base of bearings), along the east line of the said called 3.4894 acre tract and the west line of the herein described parcel, a distance of 333.03 feet to a 3/8 inch iron rod found for an angle point of the said called 3.4894 acre tract and an angle point in the herein described parcel of land;

THENCE, South 50° 47' 06" West (called South 51° 00' 29" West), along the south line of the said called 3.4894 acre tract and the south line of the herein described parcel, a distance of 400.63 feet (called 401.76 feet) to a 1/2 inch iron rod found in the north line of a called 3.793 acre tract as recorded in Vol. 839, Pg. 76 D.R.W.C. for the southwest corner of the said called 3.4894 acre tract and an angle point in the herein described parcel of land;

THENCE, South 81° 15' 35" West (called South 81° 15' 35" West), along the north line of the said called 3.793 acre tract and the south line of the herein described parcel, passing at a distance of 148.97 feet to a 5/8 inch iron rod found for reference, continuing for a total distance of 193.79 feet (called 192.19 feet) to the centerline of Pool Creek for the northwest corner of the said called 3.793 acre tract and an angle point in the herein described parcel of land;

Great American Title Company

THENCE, North 20° 18' 41" West, along the centerline of the creek and the west line of the herein described parcel, a distance of 54.64 feet to an angle point of the herein described parcel of land;

THENCE, North 01° 37' 39" West, along the centerline of the creek and the west line of the herein described parcel, a distance of 50.89 feet to an angle point of the herein described parcel of land;

THENCE, North 16° 46' 51" West, along the centerline of the creek and the west line of the herein described parcel, a distance of 59.44 feet to an angle point of the herein described parcel of land;

THENCE, North 08° 03' 23" East, along the centerline of the creek and the west line of the herein described parcel, a distance of 72.61 feet to an angle point of the herein described parcel of land;

THENCE, North 03° 18' 03" West, along the centerline of the creek and the west line of the herein described parcel, a distance of 67.00 feet to an angle point of the herein described parcel of land;

THENCE, North 26° 41' 57" East, along the centerline of the creek and the west line of the herein described parcel, a distance of 67.80 feet to an angle point of the herein described parcel of land;

THENCE, North 03° 56' 11" East, along the centerline of the creek and the west line of the herein described parcel, a distance of 32.77 feet to an angle point of the herein described parcel of land;

THENCE, North 45° 37' 23" West, along the centerline of the creek and the west line of the herein described parcel, a distance of 27.27 feet to an angle point of the herein described parcel of land;

THENCE, North 33° 44' 52" East, along the centerline of the creek and the west line of the herein described parcel, a distance of 45.02 feet to an angle point of the herein described parcel of land;

THENCE, North 64° 34' 46" East, along the centerline of the creek and the west line of the herein described parcel, a distance of 82.07 feet to an angle point of the herein described parcel of land;

THENCE, North 08° 55' 54" East, along the centerline of the creek and the west line of the herein described parcel, a distance of 94.47 feet to an angle point of the herein described parcel of land;

THENCE, North 30° 46' 00" East, along the centerline of the creek and the west line of the herein described parcel, a distance of 51.01 feet to an angle point of the herein described parcel of land;

THENCE, North 78° 15' 30" East, along the centerline of the creek and the west line of the herein described parcel, a distance of 50.68 feet to an angle point of the herein described parcel of land;

Great American Title Company

THENCE, North 15° 04' 41" East, along the centerline of the creek and the west line of the herein described parcel, a distance of 67.23 feet to an angle point of the herein described parcel of land;

THENCE, South 88° 32' 12" West, along the north line of a 2.60 acre tract as recorded in Vol. 859, Pg. 629 D.R.W.C. and the south line of the herein described parcel, a distance of 713.85 feet to a 5/8 inch iron rod set in the east line of Richards Road for the northwest corner of the said called 2.60 acre tract and being an angle point of the herein described parcel of land;

THENCE, North 01° 01' 33" West, along the east line of the said Richards Road and the west line of the herein described parcel, a distance of 207.33 feet to a 5/8 inch iron rod set for the southwest corner of a called 10.68 acre tract and being an angle point of the herein described parcel of land;

THENCE, South 88° 36' 31" East, along the south line of the said 10.68 acre tract and the north line of the herein described parcel, for a distance of 1147.93 feet to a 5/8 inch iron rod set in the west line of a called 6.00 acre tract as recorded in Vol. 299, Pg. 545 D.R.W.C, for the southeast corner of the said called 10.68 acre tract and an angle point of the herein described parcel of land;

THENCE, South 02° 48' 51" West, along the west line of the called 6.00 acre tract and the east line of the herein described parcel, a distance of 310.35 feet to a 5/8 inch iron rod set for an angle point of the herein described parcel of land;

THENCE, North 84° 20' 31" East, along the south line of the called 6.00 acre tract and the north line of the herein described parcel, a distance of 577.39 feet to a 5/8 inch iron rod set for an angle point of the herein described parcel of land;

THENCE, North 02° 47' 24" East, along the east line of the called 6.00 acre tract and the west line of the herein described parcel, a distance of 77.16 feet to a point in the centerline of said called Pool Creek and an angle point of the herein described parcel of land;

THENCE, North 72° 43' 22" East, along the centerline of the creek and the north line of the herein described parcel, a distance of 95.07 feet to an angle point of the herein described parcel of land;

THENCE, North 82° 55' 06" East, along the centerline of the creek and the north line of the herein described parcel, a distance of 48.48 feet to the east right of way of said called F.M. 1098 and being an angle point of the herein described parcel of land;

THENCE, South 00° 06' 38" East (called South 00° 06' 38" East), along the east right of way line of said F. M. 1098 and the east line of the herein described parcel, a distance of 420.82 feet (called 418.85 feet) to the POINT OF BEGINNING and containing 17.29 acres.

A.P.N. 304100-136-000-100

FILED AND RECORDED

Instrument Number: 20-030

Filing and Recording Date: 03/16/2020 01:19:23 PM Pages: 6 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: