

**Notice of Substitute Trustee's Sale**

Date: August 9, 2019

Trustee: Ramon A. Vitulli III

Substitute Trustee: John Mayer, 7700 San Felipe, Suite 550, Houston, Texas 77063
Jim D. Hamilton, 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 \$425,000.00, dated November 1, 2016, executed by CAZADORES MEXICAN RESTAURANT & CANTINA INC #5, payable to Allegiance Bank and any other debt owed by CAZADORES MEXICAN RESTAURANT & CANTINA INC #5 to Allegiance Bank or any other debt secured by the Property and owed to Allegiance Bank.

Deed of Trust:

Date: November 1, 2016

Grantor: CAZADORES MEXICAN RESTURANT & CANTINA INC #5

Lender: Allegiance Bank

Recording Information: File No.: 1607828 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): September 3, 2019

Time of Sale: 1:00 p.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 9th day of August, 2019 by Jim D. Hamilton, Trustee.



A handwritten signature in black ink, appearing to read "Druann R. Graves". The signature is written over a horizontal line.

Notary Public, State of Texas

FIELD NOTES FOR A 1.953 ACRE TRACT OF LAND, CONSISTING OF A 1.548 ACRE TRACT, SAID TRACT BEING THE SAME AS A 1.548 ACRE TRACT RECORDED IN VOLUME 936, PAGE 379, OFFICIAL PUBLIC RECORDS, AND A 0.405 ACRE TRACT, SAID TRACT BEING THE SAME AS A 0.405 ACRE TRACT DESCRIBED IN VOLUME 1000, PAGE 480, OFFICIAL PUBLIC RECORDS, LOCATED IN THE WILLIAM H. LANDRUM SURVEY, ABSTRACT 214, CITY OF PATTISON, WALLER COUNTY, TEXAS.

BEGINNING: At a 5/8 inch iron rod found in the Northeast right-of-way line of Farm to Market Road 359 (100 foot width) for the South corner of a called 2.4337 acre tract recorded in Volume 1208, Page 626, Official Public Records, the West corner of the above described 1.548 acre tract, and the West corner of this 1.953 acre tract;

THENCE: North 32° 04' 35" East a distance of 425.23 feet with the Southeast line of the above described 2.4337 acre tract and the Northwest line of this tract to a 1 inch iron rod found in the Southwest line of a called 7.4 acre tract recorded in Volume 645, Page 622, Official Public Records, for the East corner of the 2.4337 acre tract, the North corner of the above described 1.548 acre tract, and the North corner of this 1.953 acre tract;

THENCE: South 58° 19' 02" East a distance of 81.98 feet with the Southwest line of the above described 7.4 acre tract to a 1 inch iron rod found for the North corner of a called 1.08 acre tract recorded in Volume 486, Page 90, Deed Records, the North corner of an original called 2 acre tract recorded in Volume 80, Page 151, Deed Records, the Northeast corner of the above described 1.548 acre tract, and the Northeast corner of this 1.953 acre tract;

THENCE: South 23° 22' 37" West a distance of 255.68 feet with the Northwest line of the above described 1.08 acre tract and the Northwest line of the above described original called 2 acre tract to a 1/2 inch iron pipe found for the West corner of the residue of the 2 acre tract, an interior corner of the above described 1.548 acre tract, and the interior corner of this 1.953 acre tract;

THENCE: South 29° 07' 01" East a distance of 157.84 feet with the apparent Southwest line of the above described residue of a 2 acre tract to a 1/2 inch iron rod set for the East corner of the above described 1.548 acre tract, the North corner of the above described 0.405 acre tract, and an angle point in the East line of this 1.953 acre tract;

THENCE: South 28° 19' 27" East a distance of 140.17 feet with the apparent Southwest line of the above described residue of a 2 acre tract to a 1 inch iron pipe found in the Northwest line of a called 1.69 acre tract recorded in Volume 819, Page 461, Official Public Records for the East corner of the 0.405 acre tract, and the East corner of this 1.953 acre tract, from which a 5/8 inch iron rod found in the West right-of-way line of Durkin Road (80 foot width) for the North corner of the 1.69 acre tract bears North 74° 06' 36" East a distance of 212.61 feet;

EXHIBIT:A

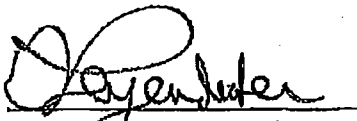
THENCE: South 74° 10' 04" West a distance of 132.20 feet with the Northwest line of the above described 1.69 acre tract to a 5/8 inch iron rod found in the Northeast right-of-way line of Farm to Market Road 359 for the West corner of the 1.69 acre tract, the South corner of above described 0.405 acre tract, and the South corner of this 1.953 acre tract;

THENCE: North 44° 53' 23" West a distance of 42.83 feet with the Northeast right-of-way line of Farm to Market 359 to a 1/2 inch iron rod set for an angle point in the Southwest line of the 0.405 acre tract and this 1.953 acre tract, and the Point of Curvature for a curve to the right;

THENCE: Along a curve to right being the Northeast right-of-way line of Farm to Market 359, at an arc length of 67.80 feet passing an "X in concrete" set for the West corner of the above described 0.405 acre tract and South corner of the above described 1.548 acre tract, continuing for a total arc length of 257.74 feet along said curve with a Radius of 11876.20 feet, a Delta of 1° 14' 36", and Chord of North 44° 18' 27" West a distance of 257.73 feet to the PLACE OF BEGINNING and containing 1.953 acres of land.

All bearings recited hereon are based on Texas State Plane Coordinate System, South Central Zone, NAD 83. The distances and acreage are surface measurements.

This survey consists of a separate plat and a legal description.



For Clay & Leyendecker, Inc.
David Leyendecker, R.P.L.S.
Texas Registration No. 2085
October 26, 2016

JL

LANDRUM(A214)-1.953AC-16-176



FILED AND RECORDED

Instrument Number: 19-072

Filing and Recording Date: 08/13/2019 12:08:42 PM Pages: 5 Recording Fee: \$4.00

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,



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.

Donna Jackson, Deputy

Returned To: