



NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on September 28, 2022, PARISH INTERNATIONAL, INC. ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Robert C. Stroup, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$2,500,000.00, payable to the order of PBREL, LLC, which Deed of Trust is recorded in the Real Property Records of Waller County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

TRACT 1A:

FIELD NOTES to that certain Lot, Tract or Parcel of land being 0.514 acre, more or less, situated in the Joseph Baker Survey, A-11, Waller County, Texas, as described in the following instruments, recorded in the Waller County, Texas Real property Records, to which reference is hereby made to for any and all purposes: a Deed of Trust dated July 13, 1994, from William J. Wray and Gaynell Wray to D.E. Green, of record in Volume 498, Page 596; a Deed dated October 27, 1952, from Mabry Hall, et ux to Geo. W. Bacon, et ux, of record in Volume 113, Page 52. Said tract described by metes and bounds as follows to with:

BEGINNING at a 1 1/4" iron pipe found in the northerly margin of Zach Road (an undedicated road) for the southeast corner of the Patricia M. Gruner, Trustee called 9.857 acre tract, of record in Volume 649, Page 526. Said point is the southwest corner of the referenced tract and bears South 89 degrees 45 minutes East 461.44 feet from a 1 1/4" iron pipe found in said northerly margin for the Southwest corner of said 9.857 acre tract;

THENCE North 00 degrees 16 minutes 49 seconds East 196.06 feet (Record= South 2 degrees West 201 feet - Volume 498 Page 596) along the common line of the referenced tract and said 9.857 acre tract, to a 1/2" iron rod set therein for this northwest corner and the Southwest corner of the Patricia M. Gruner, Trustee called 2.000 acre tract, of record in Volume 536, Page 82 and Volume 379, Page 657. Whence a 5/8" iron rod found for reference bears South 61 degrees 57 minutes East 0.34 feet and a 1 1/4" iron pipe found for the northeast corner of said 9.857 acre tract bears North 00 degrees 16 minutes 49 seconds East 656.52 feet;

THENCE South 61 degrees 56 minutes 51 seconds East 192.63 feet (Record= North 57 degrees 15 minutes West 194 feet - Volume 498, Page 596) along the common line of the referenced tract and said 2.000 acre tract, to a 5/8" iron rod found for the common corner of said tracts in the northwesterly right-of-way of Business 290 (100' R.O.W. per TXdot Plans);

THENCE South 31 degrees 05 minutes 15 seconds West 123.69 feet (Record= North 32 degrees 45 seconds East 108 feet - Volume 498, Page 596) along said northwesterly right of way, to a 1/2" iron rod set for corner in the intersection of said right of way with the northerly margin of Zach Road;

THENCE North 89 degrees 45 minutes 11 seconds West 107.10 feet, (Record= North 88 degrees 30 minutes East 113 feet - Volume 498, Page 596) along said northerly margin and with the southerly line of the referenced tract, to the Point of Beginning and Containing 0.514 acre, more or less, as shown on the accompanying survey plat of even date herewith;

Bearings are based upon the right of way of Business 290 as shown on Texas Department of Transportation Right of Way Plans dated October 1990 for Account 8012-1-99 and are purported therein to be related to the Texas Grid System. Right of Way monuments at Stations 480 + 12.06 and 41 + 83.36 were used for bearing orientation.

TRACT 1B:

Field notes to that certain Lot, Tract, or parcel of land being 11.859 acre, more or less, situated in the Joseph Baker Survey, A-11, Waller County, Texas and being comprised of all of a called 9.857

acre tract described in a deed executed February 26, 1994, from Spurgeon McDougal, Jr. et al to Patricia M. Gruner, Trustee, and recorded in Volume 649, Page 526, and all of a called 2.000 acre tract as conveyed in a deed executed February 24, 1994, from Spurgeon McDougal, Jr. et al to Patricia M. Gruner, Trustee and record in Volume 536, Page 82 (described in deed executed February 1985, from Martin Gurrola and Mary Gurrola to Spurgeon McDougal, recorded in Volume 379, Page 657) of the Waller County, Texas, Real Property Records, to which reference is hereby made to for any and all purposes. Said tract described by metes and bounds as follows, to with:

BEGINNING at a 1/4" iron pipe found in the northerly margin of Zach Road for the southwest corner of the referenced 9.857 acre tract. Same being the Southeast corner of the Parish International, Inc. called 9.8549 acre tract, of record in Volume 327, Page 435;

Thence North 03 degrees 11 minutes 37 seconds West 906.70 feet (Record=N 00 degrees 11 minutes 27 seconds West 906.70 feet - Volume 649, Page 526) along the common line of the referenced 9.857 acre tract and said Parish International, Inc. Tract, to a 1/2" iron rod set for the common corner of said tracts in the southerly line of the Lauraine Group Tract, of record in Volume 463, Page 331 (a residual tract of a called 285 acre tract described in a deed dated June 1889, of record in Volume 11, Page 285 and conveyed to G.F. Lauraine by Chas De Sola, trustee as a called 138.6 acre tract, of record in Volume 49, Page 368);

Thence South 83 degrees 56 minutes 54 seconds East 519.01 feet (record= S 81 degrees 06 minutes 00 seconds E 518.68 feet - Volume 649, Page 562), along the northerly line of the referenced 9.857 acre tract, to a 5/8" iron rod found inside of a 1 1/4" iron pipe. Said point being the northeast corner of the referenced 9.857 acre tract and the northwest corner of a called 5.775 acre tract described in a deed executed January 1, 1976, from Swinco, Inc. to Martin and Mary Gurrola, and recorded in Volume 262, Page 215;

THENCE South 00 degrees 16 minutes 49 seconds West 281.92 feet (record= SO 3 degrees 15 minutes 00 seconds W - Volume 649, Page 526), along the common line of the referenced 9.857 acre tract and said 5.775 acre tract, to a 1/2" iron rod set for corner. Same being the northwest corner of the referenced 2.000 acre tract;

THENCE South 55 degrees 42 minutes 12 seconds East 384.82 feet (record =S 51 degrees 45 minutes 00 seconds E 385.56 feet - Volume 379, Page 657), along the northerly line of said 2.000 acre tract, to a 1/2" iron rod set in the northwesterly right of way of Business 290 (100' R.O.W. per TXDOT Plans / R.O.W. account 8012-1-99);

THENCE South 31 degrees 05 minutes 15 seconds West 290.00 feet (record = S 34 degrees 00 minutes 00 seconds West 290.0 feet - Volume 379, Page 657), along said northwesterly right of way, to a 5/8" iron rod found for the Southeast corner of the referenced 2.000 acre tract. Same being the northeast corner of the William Wray Tract, of record in a deed of trust dated July 13, 1994, from William J. Wray and Gaynell Wray to D.E. Green, recorded in Volume 498, Page 596, and a deed dated October 27, 1952, from Mabry Hall, et ux to Geo. W. Bacon, et ux, of record in Volume 133, Page 52. From said point a chainlink fence corner bears S 72 degrees 14 minutes 00 seconds W 0.5 feet;

THENCE North 61 degrees 56 minutes 51 west 192.63 feet (record= N 57 degrees 00 minutes 00 seconds W 193.0 feet - Volume 379, Page 657), along the common line of the Wray Tract, to a 1/2" iron rod set for the common western corner of the referenced 2.000 acre tract. Same being the eastern line of the referenced 9.857 acre tract and from which a found 5/8" iron rod bears S 61 degrees 57 minutes 00 seconds E 0.34 feet;

THENCE South 00 degrees 16 minutes 49 seconds West 196.06 feet (record= S 03 degrees 15 minutes 00 seconds W - Volume 649, page 526), with the common line of the referenced 9.857 acre

tract and said Wary Tract, to a 1 1/4" iron pipe found in the northerly margin of Zach Road for the common corner of said tracts;

THENCE North 89 degrees 45 minutes 11 seconds West 461.44 feet (record= N 86 degrees 45 minutes 00 seconds W 461.75 feet - Volume 649, Page 526, along the northerly margin of Zach Road and with the southerly line of the referenced 9.857 acre tract, to the POINT OF BEGINNING, and containing 11.859 acre, more or less, as shown on the accompanying survey plat of even date herewith.

Bearings are based upon the right of way of Business 290 as shown on Texas Department of Transportation right of way plans dated October 1990 for R.O.W. Account 8012-1-99 and are purported therein to be related to the Texas Grid System. Right of way monuments at Stations 480+12.06 and 41+83.36 were used for bearing orientation.

AS SURVEYED COMBINED TRACT 1 LEGAL DESCRIPTION:

BEING all that certain lot, tract, or parcel of land situated in the Joseph Baker Survey, A-11, Waller County, Texas, being 12.373 acres (538,972 Sq. Ft.), more or less, and comprised of all of a called 0.514 acre tract conveyed from William Jerry Wray to Hempstead 290, LTD as recorded in Volume 889, Page 49, Deed Records, Waller County, Texas and all of a called 11.859 acre tract conveyed from McDougal Investment Trust to Hempstead 290, LTD as recorded in Volume 894, Page 748. Deed Records, Waller County, Texas to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a 1 1/4 inch iron pipe found for the Southwestern corner of the referenced 11.859 acre tract in the Northern right of way margin of Zach Road (variable width R.O.W. partial R.O.W. dedication from Dr. F.J.L. Blasingame and Dorothy J. Blasingame to County of Waller, Volume 180, Page 559. D.R.W.C.T.) and at the Southeast corner of a called 9.8549 acre tract conveyed from American Forge and Machine, Inc. to Parish International, Inc. as recorded in Volume 327, Page 435, Deed Records, Waller County, Texas.

THENCE NORTH 03deg11'37" WEST 906.70 feet with the Western line of the referenced 11.859 acre tract and Eastern line of the said 9.8549 acre tract to a 1/2 inch iron rod found at the Northwest corner of the referenced 11.859 acre tract and the Southern line of a certain called 33.06 acre tract conveyed from MCalister Opportunity Fund 2014, L.P. and Hempstead 282 Equity Venture, L.P. to F.L. Tucker, LLC as recorded in Clerk's File No. 1904353, Deed Records, Waller County, Texas;

THENCE SOUTH 83deg56'54" EAST 519.01 feet with the said Southern line of the 33.06 acre tract to a 1/2 inch iron rod found at the upper Northeast corner of the reference 11.859 acre tract and the Northwestern corner of a certain called 3.775 acre tract conveyed from 4T Land Company, LLC to John H. Thompson and Rosemary G. Thompson as recorded in Volume 1096, Page 614, Deed Records, Waller County, Texas;

THENCE SOUTH 00deg16'49" WEST 281.92 feet with the Western line of the said 3.775 acre tract and the referenced 11.859 acre tract to a 1/2 inch iron rod found at an interior corner in the referenced 11.859 acre tract and the Southwest corner of the said 3.775 acre tract;

THENCE SOUTH 55deg42'12" EAST 384.82 feet with the Northeastern line of the referenced 11.859 acre tract and the Southwestern line of the said 3.775 acre tract to a bent 1/2 inch iron rod found at the lower Northeast corner of the reference 11.859 acre tract and the south corner of the said 3.775 acre tract in the Northwestern right of way margin of Business 290 (100 ft. R.O.W. per TxDOT Plans -ACT 8012-1-99);

THENCE SOUTH 31deg05'15" WEST with the said Northwestern right of way margin of Business 290 and the Southeastern line of the referenced 11.859 acre tract, passing at 290.00 feet a 5/8 inch

iron rod found at the East corner of the referenced 0.514 acre tract, continuing with the Southeastern line of the referenced 0.514 acre tract a total distance of 413.69 feet to a 5/8 inch iron rod found at the Southeast corner of the referenced 0.514 acre tract at the intersection of the said northwestern Business 290 right of way margin and said Northern right of way margin of Zach Road;

THENCE NORTH 89deg45'11" WEST with the Southern line of the referenced 0.514 acre tract and the said Northern right of way margin of Zach Road, passing at 107.10 feet a found 1 1/4 inch iron pipe at the Southwestern corner of the referenced 0.514 acre tract and the Southeastern corner of the referenced 11.856 acre tract, continuing a total distance of 568.54 feet along the said Northern right of way margin of Zach Road to the Point of Beginning and containing 12.373 acres more or less.

TRACT 2:

BEING a 9.8549 acre tract of land situated in the Joseph Baker Survey A-11, Waller County, Texas, and being the same called 9.8549 acre tract of land conveyed to Parish International Inc. by deed dated August 17, 1981, recorded in Volume 327, Page 435, Deed Records of Waller County, Texas, said 9.8549 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1-1/4 inch galvanized iron pipe found disturbed and reset in the north line of Zach Road for the southeast corner of the called 9.8549 acre tract of land and the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE North 86 degrees 45 minutes 00 seconds West, along the north line of Zach Road, a distance of 300.75 feet to a 5/8 inch iron rod set for an angle point of the herein described tract;

THENCE North 86 degrees 05 minutes 00 seconds West, a distance of 72.30 feet to a 5/8 inch iron rod set for an angle point of the herein described tract;

THENCE North 82 degrees 02 minutes 00 seconds West, a distance of 66.70 feet to a 5/8 inch iron rod set for an angle point of the herein described tract;

THENCE North 73 degrees 00 minutes 00 seconds West, a distance of 22.00 feet to a 5/8 inch iron rod set at a chain link fence corner post for the southwest corner of the herein described tract;

THENCE North 00 degrees 38 minutes 52 seconds West, leaving the north line of Zach Road, along remnants of an old fence line, passing at 555.00 feet the end of the west fence line, continuing a total distance of 941.98 feet to a 1-1/4 inch galvanized iron pipe found for the northwest corner of the herein described tract;

THENCE South 81 degrees 06 minutes 00 seconds East, generally along the north fence line of this tract, a distance 471.19 feet to a 1-1/4 inch galvanized iron pipe found for the northeast corner of the herein described tract;

THENCE South 00 degrees 17 minutes 33 seconds East, generally along a fence line, a distance of 906.70 feet to the POINT OF BEGINNING, containing within these metes and bounds a 9.8549 acre tract of land, more or less, commonly known as 1100 Zach Road, Hempstead, Texas, 77445; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Megan Randle, Pete Florez, Ebbie Murphy, Florence Rosas, Robert C. Stroup, Shana Murphy and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and PBREI, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, June 06, 2023**, being the first Tuesday of such month, at the county courthouse of **Waller County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Waller County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 p.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, June 06, 2023**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of May 16, 2023.



Signature
Pete Florez, Substitute Trustee
Printed Name

Matter No. 1704

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED AND RECORDED

Instrument Number: 23-044

Filing and Recording Date: 05/16/2023 02:48:50 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,



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: