

SECOND AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 12, 2019

Source of Lien (Deed of Trust):

Date: December 30, 2015

Grantor: G & M Subs Texas, LLC

Substitute Trustee: Amber James, Substitute Trustee

Substitute Trustee's Mailing Address: 1316 5th Avenue, Fort Worth, Texas 76104

Substitute Trustee's Physical Address: 1316 5th Avenue, Fort Worth, Texas 76104

Beneficiary: Southwest Bank (the "Bank")

Recording Information: Filed as Instrument No. 20160000004 of the Deed of Trust Records of Schleicher County, Texas, and all survey plats, schedules, and exhibits thereto.

Obligations Secured (Promissory Note):

Date: December 30, 2015

Amount: \$700,000.00

Debtor/Obligor: Von Grist, Inc.

Guarantors: G&M Subs Texas, LLC, Christopher Grist, and Lilliana Grist

Original Payee: Southwest Bank

Holder: Southwest Bank

Property: Lot 1, Block 14, ORIGINAL TOWN OF ELDORADO, Schleicher County, Texas, according to the map or plat thereof of record in Schleicher County, Texas; EXCEPT all oil, gas, and other minerals as heretofore reserved by prior grantors.

Owner: G & M Subs Texas, LLC

Date of Sale of Property: January 7, 2020

Earliest Time of Sale of Property: 1:00 p.m. (Central Time)

FILED 12/16 20 19 FOR RECORD
MARY ANN GONZALEZ, CLERK
COUNTY AND DISTRICT COURT
SCHLEICHER COUNTY, TEXAS
Sonia Martinez
3:00 P.M.

Place of Sale of Property: In the entrance of the Schleicher County Courthouse or as designated by the County Commissioners or, if the preceding area is no longer the designated area, then at the area most recently designated by the Schleicher County Commissioner's Court.

The Deed of Trust dated December 30, 2015 and recorded Instrument No. 20160000004 of the Deed of Trust Records of Schleicher County, Texas, and the Texas Property Code grant to the Bank a lien against the Property, including attorney's fees and costs established by the Bank pursuant to the Deed of Trust.

Von Grist, Inc. has defaulted in the payment of its Promissory Note obligations owing to the Bank and the same is now wholly due. The Bank is the owner and holder of the Promissory Note which is secured by the Deed of Trust. The Bank has, under the Deed of Trust, appointed the Substitute Trustee identified above and has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the indebtedness owed on the Promissory Note.

Therefore, notice is hereby given that on the Date of Sale of Property at the Earliest Time of Sale of Property (or within 3 hours of the Earliest Time of Sale of Property), the Bank will sell the Property at the Place of Sale of Property to the highest bidder for cash, except that the Bank may credit big against the indebtedness owing to the Bank, subject to all superior liens and encumbrances of record.

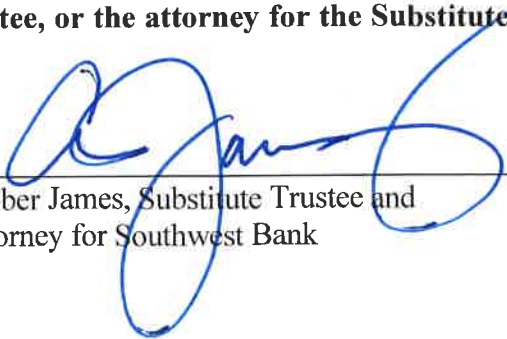
Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee (or Successor Substitute Trustees).

The Property will be sold *AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION*,¹ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and 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. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the 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 See Texas Property Code § 51.009.

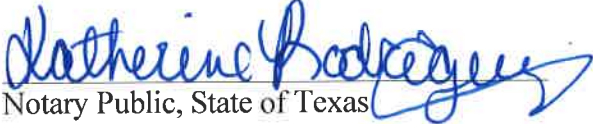
If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.


Amber James, Substitute Trustee and
Attorney for Southwest Bank

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 12th day of December, 2019, by Amber James, Substitute Trustee.




Notary Public, State of Texas