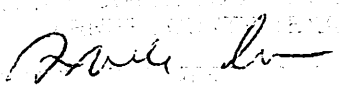


ADDRESS OF SUBSTITUTE TRUSTEE:

Dykema Gossett PLLC
112 E. Pecan Street, Suite 1800
San Antonio, Texas 78205
Attn: Sarah Ellison
(210) 554-5571

1:57 P


NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF KARNES §

RECITALS:

1. **S8 KARNES ACQUISITION COMPANY, LLC**, a Texas limited liability company (“**Grantor**”) executed and delivered that certain Deed of Trust, Assignment of Rents and Security Agreement with Fixture Filing (as renewed, modified, amended and assigned from time to time, the “**Deed of Trust**”) dated as of September 16, 2016, executed by Grantor to Brian R. Forbes, as Trustee, for the benefit of **VARASABE HOLDINGS LLC**, a Texas limited liability company (“**Beneficiary**”), the Deed of Trust being recorded on September 22, 2016 as Instrument No.201600003667, in the official real property records of Karnes County, Texas, and pertaining to certain land described on **Exhibit A** attached hereto and made part hereof, together with, but not limited to (and as more particularly set forth in the Deed of Trust), the Security (as such term is defined in the Deed of Trust) (collectively, the “**Property**”), said conveyance being for the purpose of securing the payment of the indebtedness described in the Deed of Trust, including but not limited to, the indebtedness evidenced by that certain Promissory Note (as renewed, modified, amended and assigned from time to time, the “**Note**”) dated September 16, 2016 in the original principal amount of TWO MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS

(\$2,500,000.00), executed by Grantor in the stated principal amount of \$2,500,000.00 (the “*Loan*”) and payable to Beneficiary evidencing the Loan (all such indebtedness pertaining to the Loan and the Note being hereinafter referred to as the “*Indebtedness*”) (the Deed of Trust and the Note, together with any amendments, modifications, renewals, extensions and assignments thereof and any other documents or instruments, evidencing, governing or securing the loan therein described, are hereinafter collectively referred to as the “*Loan Documents*”).

2. One or more defaults have occurred in the payment of the Indebtedness and in connection with certain obligations under the Deed of Trust and the Note, and the Indebtedness is now wholly due and payable.

3. By that certain Removal of Trustee Appointment of Substitute Trustee Request to Substitute Trustee dated as of April 1, 2019, Beneficiary appointed Sarah Ellison as Substitute Trustee (herein “*Substitute Trustee*”) under the Deed of Trust.

4. Beneficiary, the present owner and holder of the Indebtedness secured by the Deed of Trust, is the beneficiary under the Deed of Trust, and has therefore requested that **SARAH ELLISON**, as Substitute Trustee or any other Substitute Trustee appointed by Beneficiary, sell the Property as provided in the Deed of Trust in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so.

NOTICE OF SALE:

NOTICE IS HEREBY GIVEN, that on Tuesday, the 7th day of May, 2019, beginning no earlier than 10:00 a.m. C.S.T. and commencing within three (3) hours of such time, the sale of the Property located in Karnes County, Texas shall take place in the hallway just outside the County Clerk’s door located at 210 West Calvert, Karnes City, Texas 78118, said area having been

designated for conducting foreclosure sales in Karnes County by the Commissioners Court of Karnes County, Texas, or as otherwise designated by the Karnes County Commissioners, and I, the undersigned, or my successor as may be later appointed, as Trustee under the Deed of Trust, will sell the Property located in Karnes County, Texas, by no later than 4:00 p.m. on said day of sale, to the highest bidder for cash; provided that Beneficiary may bid and become the purchaser of the Property, and all or a portion of Beneficiary's bid may consist of a credit to be given against the Indebtedness owing. If Beneficiary is the successful bidder, its bid shall be applied as a credit against the Indebtedness to the extent possible.

After commencing the sale, the Trustee conducting the sale may (a) from time to time adjourn the sale to be recommenced and completed at any time prior to 4:00 p.m. on the same day, and/or (b) withdraw the Property or cancel the foreclosure sale at any time prior to the completion of the sale.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

EXECUTED as of the 10th day of April, 2019.

SUBSTITUTE TRUSTEE:

Sarah Ellison

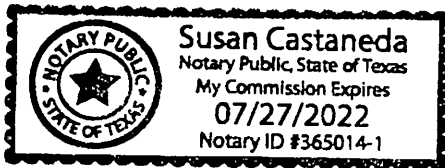
SARAH ELLISON

STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

This instrument was acknowledged before me on April 10, 2019, by Sarah Ellison, an individual, as Substitute Trustee.



Susan Castaneda

Notary Public in and for
the State of Texas

My Commission Expires:

07-27-2022

EXHIBIT A

LEGAL DESCRIPTION

Being 1.07 acres of land, more or less, in the City of Karnes City out of the Isaac Clover Survey, Abstract No. 61, Karnes County, Texas and being all of Lots 17, 18 and 19 and parts or portions of Lots 20, 21 and 22 Block 1 Eastside Addition of Karnes City as shown on the plat of record in Volume 40 Page 208 of the Deed Records of Karnes County, Texas and being more particularly described by metes and bounds as follows;

Beginning at a set 1/2 inch rebar with a "Pollok & Sons" cap at the intersection of the Easterly right-of-way line of U.S. Highway 181 Business and the northeasterly right-of-way line of E. Main Street for the Southwesterly corner of this tract;

Thence North 00 deg 03' 54" West, with said Highway right-of-way line, distance of 205.21 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the PC of a curve to the left;

Thence with said curve having a radius of 741.70 feet, chord bearing of North 00 deg 33' 00" West, chord distance of 12.26 feet and arc length of 12.56 feet to a set 1/2 inch rebar with a "Pollock & Sons" cap for the northwesterly corner of this tract at the intersection of said Highway right-of-way line and the Southerly right-of-way of a 20 feet wide alley;

Thence South 66 deg 47' 20" East, with said Alley right-of-way line, distance of 277.05 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the northeasterly corner of this tract and common corner of Lots 16 and 17 of said Block 1;

Thence South 23 deg 12' 40" West, with the common line of Lots 16 and 17, distance of 200.00 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for a common corner on the northerly right of way line of E. Main Street;

Thence North 66 deg 47' 20" West, with said Main Street right-of-way line, distance of 190.90 feet to the point of beginning containing 1.07 acres of land, more or less.