

NOTICE OF FORECLOSURE SALE

December 15, 2014

Deed of Trust:

Dated: October 5, 2011

Grantor: FIRETHORNE GROUP, LP

Trustee: CHANNING SLUSHER

Lender: BOB LAW, LLC

Recorded: October 12, 2011, under Clerk's Instrument File No. 319944, Aransas County, Texas, and recorded on October 14, 2011 under County Clerk's File No. 612168, Official Public Records of San Patricio County, Texas and the

Collateral Transfer of Note and Lien

Collateral Transfer of Note and Lien dated April 21, 2014 executed by SOUTHERN OAKS LUXURY RV RESORT, LP, a Texas limited partnership, John Lee, Manager, filed for record in the Office of the County Clerk of San Patricio County, Texas, on April 23, 2014 under County Clerk's File No. 636723, Official Public Records of San Patricio County, Texas

Secures: Promissory Note ("Note") dated October 5, 2011 in the original principal amount of \$7,075,000.00, executed by FIRETHORNE GROUP, LP ("Borrower") and payable to the order of Lender

Original
Property: The real property, improvements, and personal property described in and mortgaged in the **Deed of Trust**, including the real property described in the attached **Exhibit A**, and all rights and appurtenances thereto, **SAVE AND EXCEPT** the following described;

Released Property:

Lots Numbers EIGHT (8) and NINE (9), IRON GATOR ESTATES, an Addition to the Town of Aransas Pass, in Aransas and San Patricio County, Texas, according to the plat thereof recorded in Volume 5, Page 241, Plat Records of Aransas County, Texas and Envelope 1328 and 1329, Tube 31-1, Map Records of San Patricio County, Texas.

Lot Numbers THIRTY-FOUR (34), SEVENTY-ONE (71), THIRTY-THREE (33), NINETY-SIX (96), THIRTY-ONE (31), TWENTY-FOUR (24), SIXTY-SEVEN & SIXTY-EIGHT (67-68), ONE HUNDRED NINE (109) & ONE HUNDRED TEN (110), EIGHTY-SIX (86), TEN (10) and TWELVE (12), SIXTY-TWO (62), and ONE HUNDRED EIGHT (108), IRON GATOR ESTATES, an Addition to the Town of Aransas Pass, in Aransas and San Patricio County, Texas, according to the plat thereof recorded in Volume 5, Page 241, Plat Records of Aransas County, Texas and Envelope 1328 and 1329, Tube 31-1, Map Records of San Patricio County, Texas.

Lot Numbers NINETY-NINE (99), SEVENTY-SEVEN (77), SEVENTY-EIGHT (78), EIGHTY-THREE (83), EIGHTY-ONE (81), EIGHTY-FOUR (84), NINETY-FIVE (95), FORTY-FIVE (45), ELEVEN (11), SIXTY (60), ONE HUNDRED FIVE (105), and SIXTY-SIX (66), IRON GATOR ESTATES, an Addition to the Town of Aransas Pass, in Aransas and San Patricio County, Texas, according to the plat thereof recorded in Volume 5, Page 241, Plat Records of Aransas County, Texas and Envelope 1328 and 1329, Tube 31-1, Map Records of San Patricio County, Texas.

Original Property in Collateral Transfer

The notes and liens described in the **Collateral Transfer of Note and Lien** being the first lien note and Deed of Trust securing same on Lots 34, 71, 33, 31, 86, 10 and 12, and 62, Iron Gator Estates, City of Aransas Pass in Aransas and San Patricio Counties as therein described and shown on **Exhibit B** attached hereto, with the remaining principal balance and payment status unknown to Secured Party and Trustee.

Substitute Trustee: NATHAN A. EAST

Substitute Trustee's

Address: Suite F, One Cedar Place, 101 Cedar Drive, Portland, Texas 78374
And P. O. Box 1333, Portland, Texas 78374

Foreclosure Sale:

Date: Tuesday, January 6, 2015

Time: The sale of the Property will be held between the hours of 10:00 A.M. and three hours thereafter

Place: Entrance of the San Patricio County Courthouse located at 400 W. Sinton Street, Sinton, Texas as designated by the San Patricio County Commissioner's Court

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

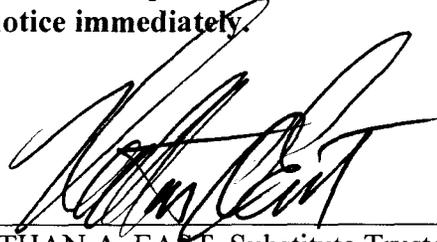
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure Sale will necessarily be made subject to 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, [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 Substitute Trustee.

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.



NATHAN A. EAST, Substitute Trustee

EXHIBIT A

TRACT 1:

Farm Lots One (1), Two (2), and Three (3) in Block Five (5) and also Farm Lots One (1), Two (2), Three (3), and Four (4) in Block Six (6), a portion of T.P. MCCAMPBELL Fifteen Thousand (15,000) acre Subdivision in San Patricio County, Texas. SAVE AND EXCEPT property conveyed to the STATE OF TEXAS, acting by and through the State Highway and Public Transportation Commission (6.245 acres of Lot 1, Block 5) and the property to STATE OF TEXAS (1.9 13 Acres of Lot 1, Block 6) for St. HWY 35.

TRACT 2:

Lot Four (4), Block Five (5), of the T.P. MCCAMPBELL 15,000 acre Subdivision in San Patricio County, Texas, as shown by certified copy of plat thereof recorded in Vol. 11, Page 21, Map Records, San Patricio County, Texas, to which map and the records thereof references are here made for further description of said lot.

TRACT 3:

Lots ONE (1), TWO (2), THREE (3) and FOUR (4), Block No. SIX (6), and Lots ONE (1), TWO (2), THREE (3), and FOUR (4), Block No. SEVEN (7), T.P. MCCAMPBELL SUBDIVISION, in Aransas County, Texas, according to the plat thereof recorded in Volume 1, Pages 3-4, Plat Records of Aransas County, Texas, SAVE AND EXCEPT that portion of Lot No. ONE (1), Block Nos. SIX (6) previously conveyed to the STATE OF TEXAS in Deed recorded in Volume 278, Page 315, Deed Records of Aransas County, Texas, AND SAVE AND EXCEPT that portion of Lots No. ONE (1), Block No. SEVEN (7) previously conveyed to STATE OF TEXAS in Deed recorded in Volume 278, Page 311, Deed Records of Aransas County, Texas, AND SAVE AND EXCEPT that portion of Lots Nos. ONE (1), and TWO (2), Block No. SEVEN (7) previously conveyed to TOWERS OF TEXAS, INC., recorded under Clerk's File No. 224971, Official Public Records of Aransas County, Texas.

TRACT 4:

SURFACE ESTATE ONLY to Lot No. FIVE (5), Block No. SEVEN (7), T.P. MCCAMPBELL SUBDIVISION, in Aransas County, Texas, according to the plat thereof recorded in Volume 1, Pages 3-4, Plat Records of Aransas County Texas.

TRACT 5:

Farm Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), Block Four (4); Farm Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), Block Five (5); and Farm Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Six (6), T.P. MCCAMPBELL SUBDIVISION, an addition to the of Aransas Pass, San Patricio and Aransas Counties, Texas, according to map or plat thereof recorded in Volume 11, Page 21, Map Records of San Patricio County, Texas and Volume 1, Page 1, Map Records of Aransas County, Texas.

TRACT 6:

Farm Lots Five (5) and Six (6), Block Five (5) and Lot Five (5), Block Six (6), T. P. MCCAMPBELL SUBDIVISION, an addition to the City of Aransas Pass, San Patricio and Aransas Counties, Texas; according to map or plat thereof recorded in Volume 11, Page 21, Map Records of San Patricio County, Texas, and Volume 1, Page 1, Map Records of Aransas County, Texas.

TRACT 7:

SURFACE ESTATE ONLY to: Lot Six (6), Eleven (11), Sixteen (16), Thirty-Three (33), Thirty-Five (35), Forty-Four (44), Forty-Five (45), Fifty (50), Fifty-Four (54), Sixty-Two (62), Eight-Three (83), Eighty-Four (84), Eighty-Six (86), Ninety-Five (95), One Hundred Three (103), One Hundred Four (104), One Hundred Five (105), and One Hundred Eight (108), and portions thereof, being a part of IRON GATOR ESTATES, City of Aransas Pass, San Patricio and Aransas Counties, Texas, according to the map or plat thereof recorded in Volume 5, Page 241, Map Records of Aransas County, Texas; and in Envelope A, Page 1328, Map Records of San Patricio County, Texas, to which reference is here made for all pertinent purposes.

TRACT 8:

SURFACE ESTATE ONLY to: Lots Three (3), Four (4), Five (5), Seven (7), Eight (8), Nine (9), Ten (10), Twelve (12), Thirteen (13), Fourteen (14), Eighteen (18), Nineteen (19), Twenty (20), Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), Twenty Five (25), Twenty Six (26), Twenty Seven (27), Twenty Eight (28), Twenty Nine (29), Thirty (30), Thirty One (31), Thirty Four (34), Thirty Six (36), Thirty Nine (39), Forty (40), Forty Seven (47), Forty Eight (48), Forty Nine (49), Fifty One (51), Fifty Two (52), Fifty Three (53), Fifty Five (55), Fifty Seven (57), Fifty Eight (58), Fifty Nine (59), Sixty (60), Sixty Seven (67), Sixty Eight (68), Sixty Nine (69), Seventy One (71), Seventy Three (73), Seventy Four (74), Seventy Five (75), Seventy Seven (77), Seventy Eight (78), Eighty One (81), Eighty Two (82), Eighty Seven (87), Eighty Eight (88), Eighty Nine (89), Ninety (90), Ninety One (91), Ninety Three (93), Ninety Four (94), Ninety Six (96), Ninety Seven (97), Ninety Eight (98), Ninety Nine (99), One Hundred (100), One Hundred One (101), One Hundred Two (102), One Hundred Nine (109), One Hundred Ten (110), One Hundred Eleven (111), One Hundred Twelve (112), One Hundred Thirteen (113), One Hundred Fourteen (114), One Hundred Fifteen (115), One Hundred Sixteen (116), One hundred Seventeen (117), and One Hundred Eighteen (118) and portions thereof, being a part of IRON GATOR ESTATES, City of Aransas Pass, San Patricio and Aransas Counties, Texas, according to the map or plat thereof recorded in Volume 5, Page 241, Map Records of Aransas County, Texas; and in Envelope A, Page 1328, Map Records of San Patricio County, Texas, to which reference is here made for all pertinent purposes.

TRACT 9:

ALL OF LOTS in Unit 1, IRON GATOR DEVELOPMENT DISTRICT, UNIT 1, according to map or plat at Envelope No. 1264, San Patricio County, Texas, and as shown by Volume 5, Page 183, Map Records of Aransas County, Texas; being a re-plat of a portion of Farm Lot One (1), all of Farm Lot Two (2), Land Block Five (5) and a portion of Farm Lot One (1), all of Farm Lot Two (2), Land Block Six (6), T. P. McCampbell Subdivision, City of Aransas Pass, Aransas and San Patricio Counties, Texas, according to the map recorded in Volume 1, Pages 3-4, Map Records of Aransas County, Texas a SAVE AND EXCEPT; Lots No:18,19, and 20, previously conveyed to Terrance L. Lancaster and wife, Carolyn J. Lancaster, filed for record under Clerk's File No. 554149, Real Property Records of San Patricio County, Texas.

EXHIBIT B

Real Estate Lien Note in the amount of \$20,000.00 executed by Stevan Kitcher, et ux, secured by Deed of Trust dated July 3, 2012 and recorded at Clerk's File No. 619988, OPR San Patricio County, Texas on Lot 34, Iron Gator Estates, 34 Augusta Circle.

Real Estate Lien Note in the amount of \$40,000.00 executed by Richard J. Scherz, et ux, secured by Deed of Trust dated June 27, 2012 and recorded at Clerk's File No. 618978, OPR San Patricio County, Texas on Lot 71, Iron Gator Estates, 71 Augusta Circle.

Real Estate Lien Note in the amount of \$40,000.00 executed by David Edward Lunsford, Jr. and Vicki J. Whetsell, a single woman, secured by Deed of Trust dated September 17, 2012 and recorded at Clerk's File No. 621254, OPR San Patricio County, Texas on Lot 33, Iron Gator Estates, 33 Augusta Circle.

Real Estate Lien Note in the amount of \$40,000.00 executed by David Edward Lunsford, Jr. and Vicki J. Whetsell, a single woman, secured by Deed of Trust dated March 21, 2013 and recorded at Clerk's File No. 626050, OPR San Patricio County, Texas on Lot 31, Iron Gator Estates, 31 Augusta Circle.

Real Estate Lien Note in the amount of \$45,600.00 executed by C. Bruce Ziegenhalls, et ux, secured by Deed of Trust dated January 8, 2013 and recorded at Clerk's File No. 624921 OPR San Patricio County, Texas on Lot 86, Iron Gator Estates, 86 Augusta Circle.

Real Estate Lien Note in the amount of \$63,000.00 executed by Joe N. Lee, et ux, secured by Deed of Trust dated February 11, 2013 and recorded at Clerk's File No. 327564, OPR Aransas County, Texas on Lots 10 and 12, Iron Gator Estates, 10 & 12 Augusta Circle.

Real Estate Lien Note in the amount of \$24,000.00 executed by Dennis Sales, et ux, secured by Deed of Trust dated March 11, 2013 and recorded at Clerk's File No. 625808, OPR San Patricio County, Texas on Lot 62, Iron Gator Estates, 62 Augusta Circle.

FILED
AT 2:49 PM.

DEC 15 2014

Peggy L. Friebele
PEGGY L. FRIEBELE
COUNTY CLERK, ARANSAS CO., TEXAS