2017 DEC 11 A 11: 18

SELECT PORTFOLIO SERVICING, INC. (SPS) PELKEY, GERALD 212 WEST 2ND STREET, VICTORIA, TX 77901

CONVENTIONAL Firm File Number: 14-018282

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 5, 2005, GERALD PELKEY A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200509646, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, January 2, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Victoria county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Victoria, State of Texas:

BEING 0.20 OF AN ACRE SITUATED IN AND A PART OF LOT TWO (2), BLOCK NINETY ONE (91), RANGE SEVEN (7), OF MAIN TOWN TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, BEING ALL THAT CERTAIN 0.20 ACRE TRACT RECORDED IN INSTRUMENT NUMBER 200313326 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.20 OF AN ACRE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address:

212 WEST 2ND STREET

VICTORIA, TX 77901

Mortgage Servicer:

SELECT PORTFOLIO SERVICING, INC.

Noteholder:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH3,

ASSET-BACKED CERTIFICATES, SERIES 2005-FFH3

3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer's authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

SUBSTITUTE TRUSTEE

Jo Woolsey, I ob Frisch, Vicki Hammbhds, Arnold

Mendoza, Sandra Mendoza or Jamie Steen c/o Shapiro Schwartz, LLP

13105 Northwest Freeway, Suite 1200

Houston, TX 77040

(713)462-2565

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 military service to the sender of this notice immediately.

### 0.20 OF AN ACRE FIELDNOTE DESCRIPTION

STATE OF TEXAS

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COUNTY OF VICTORIA

Being 0.20 of an acre situated in and a part of Lot Two (2), Block Minety One (91), Range Seven (7), of Hain Town to the City of Victoria, Victoria County, Texas, being all that certain 0.20 acre tract recorded in Instrument Number 200313326 of the Official Records of Victoria County, Texas. This 0.20 of an acre is more fully described by metes and bounds as follows;

BEGINNING at a iron rod found at the intersection of the Northeast line of Second Street and the Southeast line of Glass Street for the West corner of this 0.20 of an acre, also being the West corner of said 0.20 acre tract;

THENCE, N 20°06'00" E ( bearing reference line ) with the Southeast line of Glass Street a distance of 92.60 feet to an axle found for the North corner of this 0.20 of an acre;

THENCE, 8 70°04'36" E with the common line of this tract and a 1287.38 square foot tract of land described in a deed recorded in Volume 0110, Page 570 of the Official Records of Victoria County, Texas, a distance of 92.58 feet to a iron pipe found for the East corner of this 0.20 of an acre;

THENCE, 8 20°01'51" Wa distance of 92.72 feet to a iron pipe found for the South corner of this 0.20 of an acre;

THENCE, N 70°00'00" W with the Northeast line of Second Street a distance of 92.69 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.20 of an acre.

A survey plat accompanies this description

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on June 27, 2005, and bearings are based on a deed recorded in Instrument No. 200313326 of the Official Records of Victoria County, Texas.

Dennis / Ellis Registered Professional

Land Surveyor Texas No. 4736 6-28-05

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

2005 JUL 07 03:54 PM 200509646 STEFANIET \$35.00 VAL D. HIWAR , COUNTY CLERK VICTORIA COUNTY, TEXAS

I, Heidi Easley, County Clerk, Victoria County, Texas, do hereby certify that this is a true and correct copy as the same appears of record in my office. Witness my hand and Seal of Office on

June 26, 2017

Heidi Easley, County Clerk

Page 14 of 14

Don Hyald

2017 DEC 11 P 3: 20

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF VICTORIA

WHEREAS, on January 22, 2015, AriesOne, LP ("Borrower") executed as grantor that certain Deed of Trust and Security Agreement (as same may have been heretofore renewed, amended, modified and/or extended, the "Deed of Trust") which is recorded as document number 201502173 in the Official Public Records of Victoria County, Texas, which conveyed to the trustee named therein the property described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with any and all other property described in the Deed of Trust and not previously released of record, including, but not limited to, any and all personal property, fixtures, improvements and appurtenances described therein (collectively, the "Property"), to secure Prosperity Bank ("Prosperity"), a Texas banking association, successor by merger to The F&M Bank & Trust Company, in the payment of, among other things, the indebtedness represented by that Revolving Promissory Note (as same may have been heretofore renewed, amended, modified and/or extended, the "Note") dated June 3, 2014, in the original principal amount of \$25,000,000.00 (the "Indebtedness"), executed by Borrower and made payable to the order of Prosperity; and

WHEREAS, BANR, LLC ("BANR") took assignment of the Note and Deed of Trust and is thus the present owner and holder of the Note and beneficiary of the Deed of Trust; and

WHEREAS, BANR has appointed and designated Rocky L. Arrell as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the Indebtedness, the Indebtedness is wholly due, and BANR has requested Substitute Trustee to sell the Property, excluding any working interests in any oil, gas or mineral lease not expressly listed on Exhibit "A," toward satisfaction of the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the Property, excluding any working interests in any oil, gas or mineral lease not expressly listed on Exhibit "A," will be sold to the highest bidder for cash and the sale will take place as follows:

Date:

January 2, 2018

Time:

The sale shall begin no earlier than 10:00 a.m. and no later

than three hours thereafter.

· Place:

The area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, Victoria, Victoria

County, Texas 77901, or at such other place as may be

designated by the Commissioners Court of said County.

WITNESS MY HAND this \_\_\_\_\_ day of December 2017.

Rocky L. Arrell Substitute Trustee 109 East South Railroad Street

Cuero, Texas 77954

STATE OF TEXAS

COUNTY OF DeW: H&

This instrument was acknowledged before me on December 11, 2017, by Rocky L. Arrell, Substitute Trustee.

Notary Public, in and for the State of Texas

KAREN E. DUESER
NOTARY PUBLIC
STATE OF TEXAS
ID # 409696-2
My Comm. Expires 07-69-2021

## EXHIBIT "A"

Ed Dietzel Lease: Oil and Gas Lease dated August 15, 1941, from Edward Dietzel, as Lessor, recorded in Vol. 185, Pg. 17 in the Deed Records of Victoria County, Texas, as extended by Agreement dated April 3, 1946, recorded in Vol. 211, Pg. 625, Deed Records of Victoria County, Texas.

Herman Dietzel Lease: Oil and Gas Lease dated May 27, 1980, by and between Louisa Dietzel, et al, and James L. Swope, recorded in Vol. 1068, Pg. 154, Deed Records of Victoria County, Texas.