

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GONZALEZ

WHEREAS, WINBIN VENTURES, LLC, a Texas limited liability company, d/b/a Microtel Inn and Suites (the "*Grantor*"), executed a Deed of Trust, Security Agreement and Financing Statement dated November 29, 2012, and recorded in the Official Records of Gonzales County, Texas (the "*Records*") under Document No. 263229 and in Volume 1109, Page 291 (together with all extensions, modification, and renewals, if any, collectively referred to hereinafter as the "*Deed of Trust*");

WHEREAS, the Grantor, pursuant to the Deed of Trust, conveyed to Mark Reiley (the "*Original Trustee*") for the Benefit of Icon Bank of Texas, N.A., its successors and assigns (the "*Beneficiary*"), all of the personal property, real property and premises described and referred to in the Deed of Trust (the "*Mortgaged Property*"), including the following described property located in Gonzales County, Texas:

All of Lots 2, 3 and the Northwest 43 Feet of Lot 1, in Block No. 7, of Microtel Subdivision, according to the map or plat of said addition, as the same appears of record in Document No. 262615, of Gonzales County Official Records, and being the same lot described in that certain deeds recorded in Volume 1089, Page 759, and in Volume 1089, Page 790, all of the Official Records of Gonzales County, Texas, **SAVE AND EXCEPT**, Lot 2, Block 7, Microtel Subdivision, City of Gonzales, recorded at Document No. 212615, Map and Plat Records of Gonzales County, Texas.

WHEREAS, the Deed of Trust secures payment of that certain U.S. Small Business Administration Note dated November 29, 2012, executed by Grantor, as Borrower, and payable to the order of Beneficiary, in the original principal amount of TWO MILLION NINE HUNDRED FIFTEEN THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$2,915,600.00) (together with all extensions, modification, and renewals, if any, collectively referred to hereinafter as the "*Note*");

WHEREAS, BancorpSouth Bank, a Mississippi banking corporation (the "*Holder*"), is the successor by merger to Beneficiary;

WHEREAS, Holder is the current legal owner and holder of the Deed of Trust and the indebtedness secured by the Deed of Trust (the "*Indebtedness*") and, at the option of Holder, at any time and without cause, a successor or substitute trustee may be named, constituted and appointed, and such successor or



substitute trustees may be names, constituted and appointed without procuring the resignation of the former trustee and without other formality than the execution and acknowledgment by Holder of a written instrument appointing and designating such successor or substitute trustee, whereupon such successor or substitute trustee shall become vested with and succeed to all of the rights, titles, privileges, powers and duties conferred upon the Original Trustee in the Deed of Trust and by applicable law;

WHEREAS, the Holder has named, constituted and appointed in writing BRADLEY E. RAUCH, ZACHARY SCHNEIDER, KIM E. LEWINSKI, BOB FRISCH, VICKI RODRIGUEZ, JANICE STONER, JODIE STEEN, and ELIZABETH ANDERSON, as Substitute Trustees, each with the power to act independently (and without the joinder of the others) under and by virtue of the Deed of Trust and to hold possess and execute all the rights, titles, privileges, powers and duties conferred upon the Original Trustee in the Deed of Trust and by applicable law;

WHEREAS, Grantor has defaulted in the payment of the Indebtedness, notice has been given stating that the Grantor is in default, and the Grantor has had the opportunity to cure the default prior to acceleration of the Indebtedness, but the Grantor has failed to cure such default(s);

WHEREAS, acceleration of maturity and demand have been made upon the Grantor for the payment of the Indebtedness, and/or have been waived, and/or have occurred;

WHEREAS, the proceeds of the Note were used for commercial purposes, and the Mortgaged Property was not to be used by the debtor for residential purposes;

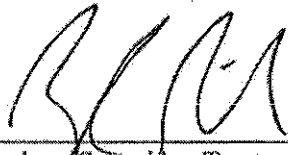
WHEREAS, the Holder has called upon and requested either or any of Bradley E. Rauch, Zachary Schneider, Kim E. Lewinski, Bob Frisch, Vicki Rodriguez, Janice Stoner, Jodie Steen, Elizabeth Anderson, or any additional substitute trustee appointed pursuant to the terms of the Deed of Trust, as Substitute Trustees, to perform the Trustee's duties under the Deed of Trust and to post, mail and file, or have posted, mailed, and filed, notice and to sell the Mortgaged Property without prejudice and without creating an election not to proceed against any other collateral securing the obligations of the Grantor to the Holder, and without waiving any rights or remedies which the Holder has against the Grantor or any other parties obligated for payment of the Indebtedness;

NOW, THEREFORE, the undersigned Substitute Trustee, at the request of the Holder, hereby gives notice that after due posting of this Notice as required by the Deed of Trust and law, a Substitute Trustee will sell on **July 6, 2021** (that being the first Tuesday of said month, as provided for in Texas Property Code Sec. 51.002) at public auction to the highest bidder for cash, at the southeast porch of the Gonzales County Courthouse, said location having been designated by the County Commissioners' Court of Gonzales County, Texas for the purposes of holding Public Sales of Real Property in Gonzales County, Texas (or such other location as may be designated by said County Commissioners' Court), the sale to begin no earlier than 10:00 o'clock a.m. and no later than three (3) hours after such time, the Mortgaged Property, including without limitation, all personal property described in the Deed of Trust, owned by the Grantor, Grantor's heirs, legal representatives, successors and assigns, and originally covered by the Deed of Trust, whether or not herein specifically described.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).

[THE NEXT PAGE IS THE SIGNATURE PAGE]

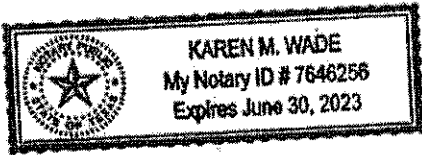
WITNESS BY HAND this 14th day of June, 2021.



Zachary Schneider, Trustee

COUNTY OF HARRIS §
STATE OF TEXAS §

This document was acknowledged before me on this, the 14th day of June, 2021, by Zachary Schneider, Trustee.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name and Address of Substitute Trustees:

Mr. Bradley E. Rauch
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

Ms. Vicki Rodriguez
Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099

Mr. Zachary Schneider
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

Ms. Janice Stoner
Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099

Ms. Kim E. Lewinski
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

Ms. Jodie Steen
Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099

Mr. Bob Frisch
Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099

Ms. Elizabeth Anderson
Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099

AFTER RECORDING, PLEASE RETURN TO:

Zachary Schneider
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

