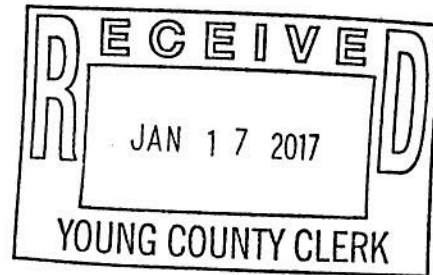


STATE OF TEXAS §
 §
COUNTY OF YOUNG §



NOTICE OF FORECLOSURE SALE

Date: January 15, 2017

Deed of Trust

Dated: May 8, 2013

Grantor: Big Spring Hospitality Group, LLC and Graham Inn, LLC

Trustee: Nicholas M. Pyka, Esq

Lender: Original loan made by The Royal Bank of Scotland PLC currently held by RSS WFRS2013C14-TX BSHG, LLC

Recorded in: Original Deed of Trust, Security Agreement and Fixture Filing recorded as Instrument Number 2013-00003446, Volume 130, Page 483 of the Real Estate Records of Howard County, Texas.

Assignment of Leases and Rents made by Big Spring Hospitality Group, LLC and Graham Inn, LLC to The Royal Bank of Scotland PLC recorded as Instrument Number 2013-00003447, Volume 1330, Page 510 of the Official Public Records of Howard County, Texas and Instrument Number 1730, Volume 1145, Page 266 of the Official Public Records of Young County, Texas.

Assignment of Deed of Trust, Security Agreement and Fixture Filing from The Royal Bank of Scotland PLC to U.S. Bank National Association, as Trustee for the Registered Holders of WFRBS 2013-C14, Commercial Mortgage Pass-Through Certificates, Series 2013-C14 and being specially serviced by Rialto Capital Advisors, LLC recorded as Instrument Number 2013-00005275, Volume 1342, Page 620 of the Official Public Records of Howard County, Texas and Instrument Number 2738, Volume 1150, Page 105 in the Official Public Records of Young County, Texas.

Assignment of Assignment of Leases and Rents from The Royal Bank of Scotland PLC to U.S. Bank National Association, as Trustee for the Registered Holders of WFRBS Commercial Mortgage Trust 2013-C14, Commercial Mortgage Pass-Through Certificates, Series 2013-C14 and being specially serviced by Rialto Capital Advisors, LLC recorded as Instrument Number 2013-00005276, Volume 1342, Page 627 of the Official Public Records of Howard County, Texas and Instrument Number 2739, Vol. 1150, Page 109 in the Official Public Records of Young County, Texas.

Assignment of Deed of Trust, Security Agreement and Fixture Filing from U.S. Bank National Association, as Trustee for the Registered Holders of WFRBS Commercial Mortgage Trust 2013-C14, Commercial Mortgage Pass-Through Certificates, Series 2013-C14 and being specially serviced by Rialto Capital Advisors, LLC, to RSS WBFRS2013C14-TX BSHG, LLC recorded as Instrument 2017-00000138, Volume 1595, Page 801 in the Official Public Records of Howard County, Texas and Instrument Number 17000145 in the Official Public Records of Young County, Texas.

Assignment of Assignment of Leases and Rents from U.S. Bank National Association, as Trustee for the Registered Holders of WFRBS Commercial Mortgage Trust 2013-C14, Commercial Mortgage Pass-Through Certificates, Series 2013-C14 and being specially serviced by Rialto Capital Advisors, LLC, to RSS WBFRS2013C14-TX BSHG, LLC recorded as Document 2017-00000140, Volume 1595, Page 815 in the Official Public Records of Howard County, Texas and Instrument Number 17000144 in the Official Public Records of Young County, Texas.

Property: See Exhibit A.

Substitute Trustee: Lisa K. Hooper
B. Blue Hyatt
Dallin B. Holt
C/O Lynch, Chappell & Alsup, P.C.
The Summit, Suite 700
300 N. Marienfeld
Midland, Midland County, Texas 79701
Telephone: 432/683-3351
Facsimile: 432/683-8346

Foreclosure Sale:

Date: February 7, 2017

Time: The sale of the Property ("Foreclosure Sale") shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Young County Courthouse in Graham, Texas, at the area designated by the Young County Commissioners 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, subject to the provisions of the Deed of Trust permitting the Lender thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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 and all 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 described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee under the deed of trust need not appear at the Date, Time, and Place of Sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and the Deed of Trust. Such reposting or refiling may be after the date originally scheduled for this sale.

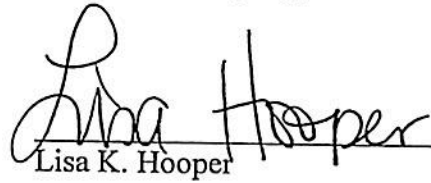
Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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 in "as is, where is" condition, without any express or implied warranties or covenants, except as to the warranties of title 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 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.


Notice is given that before the Foreclosure Sale, Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.



Lisa K. Hooper

STATE OF TEXAS §
 §
COUNTY OF MIDLAND §

This instrument was acknowledged before me on the 13th day of January, 2017, by Lisa K. Hooper.



Notary Public, State of Texas

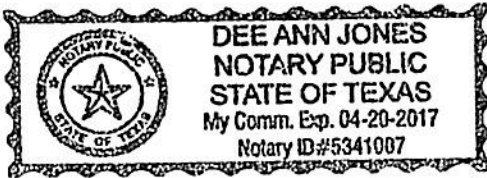


EXHIBIT A

Legal Description

TRACT I

BEING A 3.00 ACRE TRACT OF LAND SITUATED IN THE ELI SHERRILL SURVEY, ABSTRACT 271, IN THE CITY OF GRAHAM, YOUNG COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, HINSON PARTNERS ADDITION, AN ADDITION TO THE CITY OF GRAHAM ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 39, PLAT RECORDS, YOUNG COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO GRAHAM HOTEL GROUP, LLC RECORDED IN VOLUME 1088, PAGE 524, AND VOLUME 1077, PAGE 836, DEED RECORDS, YOUNG COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID GRAHAM HOTEL GROUP, LLC TRACT AND LOT 1, BLOCK 1, SAME BEING THE SOUTHERLY SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID HINSON PARTNERS ADDITION, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380, FROM WHICH A 3/8" IRON ROD FOUND IN THE CURVING LINE OF SAID U.S. HIGHWAY 380 BEARS A DELTA ANGLE OF 02°47'31", A RADIUS OF 2944.79 FEET, AN ARC DISTANCE OF 143.50 FEET, AND A CHORD BEARING OF NORTH 77°23'24" W, A DISTANCE OF 143.48 FEET;

THENCE NORTH 00°01'55" WEST, ALONG THE WEST LINE OF SAID GRAHAM HOTEL GROUP, LLC TRACT LOT 1, BLOCK 1, AND SAID LOT 2, BLOCK 1, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 327.26 FEET AND WEST A DISTANCE OF 0.88 FEET, AND CONTINUING A TOTAL DISTANCE OF 392.34 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "LIS" FOR THE NORTHWEST CORNER OF SAID GRAHAM HOTEL GROUP, LLC TRACT AND BEING A COMMON CORNER OF SAID LOT 1, BLOCK 1 AND LOT 2, BLOCK 1;

THENCE NORTH 89°58'05" EAST, ALONG THE NORTH LINE OF SAID GRAHAM HOTEL GROUP, LLC TRACT SAME BEING THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND LOT 2, BLOCK 1, A DISTANCE OF 300.00 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "LIS" FOR THE NORTHEAST CORNER OF SAID GRAHAM HOTEL GROUP, LLC TRACT, AND BEING A COMMON CORNER OF SAID LOT 1, BLOCK 1 AND LOT 2, BLOCK 1;

THENCE SOUTH 00°01'55" EAST, WITH THE EAST LINE OF SAID GRAHAM HOTEL, LLC TRACT AND ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND LOT 2, BLOCK 1, PASSING A ½" CAPPED IRON ROD FOUND STAMPED "CLEAR FORK" FOR

THE NORTHWEST CORNER OF SAID CALLED 1.00 ACRE TRACT, AND BEING THE WESTERLY SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1 AT A DISTANCE OF 275.65 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GRAHAM HOTEL, LLC TRACT LOT 1, BLOCK 1 AND SAID CALLED 1.00 ACRE TRACT, A TOTAL DISTANCE OF 484.59 FEET TO A ½" CAPPED IRON ROD FOUND STAMPED "CLEAR FORK" FOUND FOR THE SOUTHEAST CORNER OF SAID GRAHAM HOTEL, LLC TRACT LOT 1, BLOCK 1, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.00 ACRE TRACT, BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380, ALSO BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 2944.79 FEET, AND A DELTA ANGLE OF 06°06'35", FROM WHICH A ½" CAPPED IRON ROD FOUND STAMPED "CLEAR FORK" AT THE SOUTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT BEARS A DELTA ANGLE OF 04°03'36", A RADIUS OF 2944.79 FEET, AN ARC DISTANCE OF 208.67 FEET, AND A CHORD BEARING OF SOUTH 67°51'16" EAST, A DISTANCE OF 208.63 FEET;

THENCE ALONG THE SOUTH LINE OF SAID GRAHAM HOTEL, LLC TRACT LOT 1, BLOCK 1, AND THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380, AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 314.01 FEET, A CHORD BEARING AND DISTANCE OF NORTH 72°56'12" WEST, 313.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 130,644 SQUARE FEET OR 3.00 ACRES OF LAND MORE OR LESS.

TRACT II

BEING A 1.861 ACRE TRACT OF LAND SITUATED IN THE NE/4 OF SECTION 26, BLOCK 33, T-1-N, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ¾ INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF WAY LINE OF U.S. INTERSTATE HIGHWAY 20 (A 400' RIGHT-OF-WAY) IN THE NE/4 OF SECTION 26, BLOCK 33, T-1-N, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF A CALLED 1.05 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 77°16'13" WEST, ALONG THE NORTH LINE OF SAID U.S. INTERSTATE HIGHWAY 20, A DISTANCE OF 185.54 FEET TO A ½ INCH IRON ROD CAPPED "BRADSHAW" FOR THE SOUTHEAST CORNER OF A 0.014 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°26'07" WEST, ALONG THE EAST LINE OF SAID 0.014 ACRE TRACT, A DISTANCE OF 40.00 FEET TO A ½ INCH IRON ROD CAPPED "BRADSHAW" FOR THE NORTHEAST CORNER OF A 0.014 ACRE TRACT AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE SOUTH 77°16'13" WEST, ALONG THE NORTH LINE OF SAID 0.014 ACRE TRACT, A DISTANCE OF 15.00 FEET TO A ½ INCH IRON ROD FOUND CAPPED "BRADSHAW" IN THE EAST LINE OF A 60 FOOT WIDE ROADWAY EASEMENT RECORDED IN VOLUME 945, PAGE 086, DEED RECORDS, HOWARD COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF A 0.014 ACRE TRACT AND FOR A CORNER OF THIS TRACT

THENCE NORTH 14°26'07" WEST, ALONG THE EAST LINE OF SAID 60' WIDE ROAD EASEMENT, A DISTANCE OF 352.19 FEET TO A ½ INCH IRON ROD CAPPED "BRADSHAW" IN THE SOUTH LINE OF A CALLED 1.970 ACRE TRACT, AND THE NORTHWEST CORNER OF THIS TRACT

THENCE NORTH 75°33'53" EAST, ALONG THE SOUTH LINE OF SAID 1.970 ACRE TRACT, A DISTANCE OF 212.83 FEET TO A ½ INCH IRON ROD FOUND CAPPED "BRADSHAW" FOR THE SOUTHEAST CORNER OF SAID CALLED 1.970 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 12°39'17 EAST, PASSING AT 188.34 FEET THE NORTHWEST CORNER OF SAID CALLED 1.05 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 398.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 81,078, SQUARE FEET OR 1.861 ACRES OF LAND MORE OR LESS.