

EXHIBIT 054

GRAND JURY SUBPOENA DUCES TECUM

460th GRAND JURY

TRAVIS COUNTY, TEXAS

The State of Texas, to any Peace Officer:

You are commanded to summon:

**Doug Marwitz of Bancorp South Bank
Bancorp South 6500 N. Mopac, Suite 1101 Austin, TX 78731
Telephone: 512-231-8821 Email: doug.marwitz@bxs.com**

To appear before the Travis County Grand Jury at the courthouse in said county on the **12th day of October, 2020 at 4:00 o'clock p.m.**, at 700 Lavaca, Multifunction Space B, Room 1.113, Austin, Texas, and thereafter from day to day until he/she shall be released by the foreperson of the Grand Jury, to then and there testify as a witness and to produce the following documents and/or records:

- **All communications with the purchasers, and/or its representatives, regarding the purchase of the loan to WC Teakwood Plaza, LLC that was sold by BancorpSouth Bank.**
- **All communications with the purchasers, and/or its representatives, regarding the purchase of the loan to WC 4811 South Congress, LLC that was sold by BancorpSouth Bank.**
- **Any and all communications between the bank, its employees, and/or its representatives with any of the following individuals, and/or their representatives, since January 1, 2019: Justin Bayne, Mark R. Riley, Bryan Hardeman, Will Hardeman, and Greg Milligan.**
- **All transaction documents associated with the loan sale to 8209 Burnet, L.P. accompanied by a signed Business Record Affidavit.**
- **All transaction documents associated with the loan sale to 4811 SoCo, L.P. accompanied by a signed Business Record Affidavit.**
- **All due diligence completed by BancorpSouth Bank on the loan purchasers and its members accompanied by a signed Business Record Affidavit.**

****Call on receipt of this subpoena 713-3009291****

REF 4980

We prefer all records be provided electronically in high resolution, searchable, PDF-OCR format with an accompanying Business Records Affidavit.

These records are to include, but are not limited to, the following:

1. Signature cards for all checking, savings, and/or other accounts over which the aforementioned individual(s) had or have signature authority, regardless of the account name;
2. Statements, ledger sheets, deposit slips (front and back), deposit items (front and back), cancelled checks (front and back), withdrawal slips, credit memos, debit memos, wire transfers, (detail of transfers including account numbers), and/or any other records pertaining to all checking, savings, and/or other accounts, regardless of the account name; (If possible, produce an additional copy of the statements in a non-protected Excel format.)
3. Cashier's checks, money orders, electronic payment/withdrawal advices or bank drafts purchased, and/or records necessary for identification of deposits, Online Bill Pay and/or other transactions, including but not limited to documentation supporting each transaction, source, vendor and/or recipients' name, address, account number and phone number;
4. Documents pertaining to the issuance and ownership of any and all Check Cards and Debit Cards for each account;
5. Records of all certificates of deposit, long-term savings certificates, individual retirement accounts, and/or any other financial instrument;
6. Records of all stock brokerage accounts, including but not limited to documents regarding the purchase and/or sale of stocks and/or bonds;
7. Records of any and all loans or lines of credit including but not limited to liability ledger sheets, loan and/or credit applications, financial statements, credit reports, federal tax returns, correspondence and/or memoranda in file, loan committee minutes concerning each loan, notes and/or loan agreements, records of collateral and securities, mortgage documents, records showing the disposition of loan proceeds, records of loan payments, and records of collections activity;
8. Records of any and all letters of credit including but not limited to documentation of its purpose, access and use;
9. Safe deposit box records including rental contracts, signature cards and entry records;
10. All Currency Transaction Reports (FinCEN Form 104);
11. Correspondence to and/or from the above named individual(s) and/or business(es); and
12. File maintenance records regarding name and address changes.

REF 4980

OFFICER'S RETURN

Came to hand the ____ day of _____, _____, at _____.m. and executed the day of _____, _____, at _____.m. by delivering to the within named **Doug Marwitz of Bancorp South Bank**, (hand-delivery/facsimile/electronic mail /certified U.S. mail), a true copy of the subpoena and the accompanying attachments thereto.

Investigator

REF 4980

APPLICATION FOR GRAND JURY SUBPOENA DUCES TECUM

460th GRAND JURY

TRAVIS COUNTY, TEXAS

NOW COMES **Brandon R. Cammack**, Special Prosecutor for the Office of the Attorney General, who states to the Court that the testimony of the of the **George Cardenas of Vantage Bank Texas**, is believed to be material on behalf of the State in certain matters required to be inquired into by the Grand Jury of Travis County. Wherefore she asks that a subpoena be issued for **George Cardenas of Vantage Bank Texas**, to appear before the Travis County Grand Jury on the **12th day of October, 2020 at 4:00 P.M.**, at the 700 Lavaca, Multifunction Space B, Room 1.113, Austin, Texas, and that he/she bring with him/her and produce in said Grand Jury, at the said time and place, certain records and instruments in writing, desired as evidence in said criminal investigation, as follows:

- **All communications with the purchasers, and/or its representatives, regarding the purchase of the loan to WC Culebra Crossing SA, LP that was sold by Vantage Bank Texas.**
- **All communications with the purchasers, and/or its representatives, regarding the purchase of the loan to WC 4thand Rio Grande, LP that was sold by Vantage Bank Texas.**
- **Any and all communications between the bank, its employees, and/or its representatives with any of the following individuals, and/or their representatives, since January 1, 2019: Justin Bayne, Mark R. Riley, Bryan Hardeman, Will Hardeman, and Greg Milligan.**
- **All transaction documents associated with the loan sale to Timber Culebra LLC accompanied by a signed Business Record Affidavit.**
- **All transaction documents associated with the loan sale to La Zona Rio LLC accompanied by a signed Business Record Affidavit.**
- **All due diligence completed by Vantage Bank Texas on the loan purchasers and its members accompanied by a signed Business Record Affidavit.**

****Call on receipt of this subpoena 713-3009291**

We prefer all records be provided electronically in high resolution, searchable, PDF-OCR format with an accompanying Business Records Affidavit.

These records are to include, but are not limited to, the following:

1. Signature cards for all checking, savings, and/or other accounts over which the

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- aforementioned individual(s) had or have signature authority, regardless of the account name;
2. Statements, ledger sheets, deposit slips (front and back), deposit items (front and back), cancelled checks (front and back), withdrawal slips, credit memos, debit memos, wire transfers, (detail of transfers including account numbers), and/or any other records pertaining to all checking, savings, and/or other accounts, regardless of the account name; (If possible, produce an additional copy of the statements in a non-protected Excel format.)
 3. Cashier's checks, money orders, electronic payment/withdrawal advices or bank drafts purchased, and/or records necessary for identification of deposits, Online Bill Pay and/or other transactions, including but not limited to documentation supporting each transaction, source, vendor and/or recipients' name, address, account number and phone number;
 4. Documents pertaining to the issuance and ownership of any and all Check Cards and Debit Cards for each account;
 5. Records of all certificates of deposit, long-term savings certificates, individual retirement accounts, and/or any other financial instrument;
 6. Records of all stock brokerage accounts, including but not limited to documents regarding the purchase and/or sale of stocks and/or bonds;
 7. Records of any and all loans or lines of credit including but not limited to liability ledger sheets, loan and/or credit applications, financial statements, credit reports, federal tax returns, correspondence and/or memoranda in file, loan committee minutes concerning each loan, notes and/or loan agreements, records of collateral and securities, mortgage documents, records showing the disposition of loan proceeds, records of loan payments, and records of collections activity;
 8. Records of any and all letters of credit including but not limited to documentation of its purpose, access and use;
 9. Safe deposit box records including rental contracts, signature cards and entry records;
 10. All Currency Transaction Reports (FinCEN Form 104);
 11. Correspondence to and/or from the above named individual(s) and/or business(es); and
 12. File maintenance records regarding name and address changes.

The State hereby requests the Court to order that **George Cardenas of Vantage Bank Texas**, not disclose the existence of this subpoena duces tecum or facts relating to the compliance thereof except with his legal counsel. Texas Code of Criminal Procedure Art. 20.02 (h) provides that a subpoena or summons related to a Grand Jury proceeding or investigation must be kept secret to prevent the unauthorized disclosure of a matter before the Grand Jury. Any such disclosure could impede the investigation being conducted and thereby

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interfere with the enforcement of law.

A DISOBEDIENCE of this subpoena is punishable by fine not exceeding \$500.00 to be collected as fines and costs in other criminal cases.

Witness my signature on 9/28/2020 | 11:17 AM CDT.

KEN PAXTON
Texas Attorney General

DocuSigned by:
Brandon R. Cammack
By: 9ABE5FC0C1E5472...
Brandon R. Cammack
Special Prosecutor
Office of the Attorney General

REF 4982

GRAND JURY SUBPOENA DUCES TECUM

460th GRAND JURY

TRAVIS COUNTY, TEXAS

The State of Texas, to any Peace Officer:

You are commanded to summon:

**George Cardenas of Vantage Bank Texas
Vantage Bank Texas
1801 South 2nd Street McAllen, TX 78503
Telephone: 956-664-8903 Email: George.cardenas@vantage.bank**

To appear before the Travis County Grand Jury at the courthouse in said county on the **12th day of October, 2020 at 4:00 P.M.**, at the 700 Lavaca, Multifunction Space B, Room 1.113, Austin, Texas, and thereafter from day to day until he/she shall be released by the foreman of the Grand Jury, to then and there testify as a witness before said Grand Jury at the Travis County Courthouse in Austin, Texas, and that he/she bring with him/her and produce in said Grand Jury, at the said time and place, certain records and instruments in writing, desired as evidence in said criminal investigation, as follows:

- **All communications with the purchasers, and/or its representatives, regarding the purchase of the loan to WC Culebra Crossing SA, LP that was sold by Vantage Bank Texas.**
- **All communications with the purchasers, and/or its representatives, regarding the purchase of the loan to WC 4thand Rio Grande, LP that was sold by Vantage Bank Texas.**
- **Any and all communications between the bank, its employees, and/or its representatives with any of the following individuals, and/or their representatives, since January 1, 2019: Justin Bayne, Mark R. Riley, Bryan Hardeman, Will Hardeman, and Greg Milligan.**
- **All transaction documents associated with the loan sale to Timber Culebra LLC accompanied by a signed Business Record Affidavit.**
- **All transaction documents associated with the loan sale to La Zona Rio LLC accompanied by a signed Business Record Affidavit.**
- **All due diligence completed by Vantage Bank Texas on the loan purchasers and its members accompanied by a signed Business Record Affidavit.**

****Call on receipt of this subpoena 713-3009291**

REF 4982

We prefer all records be provided electronically in high resolution, searchable, PDF-OCR format with an accompanying Business Records Affidavit.

These records are to include, but are not limited to, the following:

1. Signature cards for all checking, savings, and/or other accounts over which the aforementioned individual(s) had or have signature authority, regardless of the account name;
2. Statements, ledger sheets, deposit slips (front and back), deposit items (front and back), cancelled checks (front and back), withdrawal slips, credit memos, debit memos, wire transfers, (detail of transfers including account numbers), and/or any other records pertaining to all checking, savings, and/or other accounts, regardless of the account name; (If possible, produce an additional copy of the statements in a non-protected Excel format.)
3. Cashier's checks, money orders, electronic payment/withdrawal advices or bank drafts purchased, and/or records necessary for identification of deposits, Online Bill Pay and/or other transactions, including but not limited to documentation supporting each transaction, source, vendor and/or recipients' name, address, account number and phone number;
4. Documents pertaining to the issuance and ownership of any and all Check Cards and Debit Cards for each account;
5. Records of all certificates of deposit, long-term savings certificates, individual retirement accounts, and/or any other financial instrument;
6. Records of all stock brokerage accounts, including but not limited to documents regarding the purchase and/or sale of stocks and/or bonds;
7. Records of any and all loans or lines of credit including but not limited to liability ledger sheets, loan and/or credit applications, financial statements, credit reports, federal tax returns, correspondence and/or memoranda in file, loan committee minutes concerning each loan, notes and/or loan agreements, records of collateral and securities, mortgage documents, records showing the disposition of loan proceeds, records of loan payments, and records of collections activity;
8. Records of any and all letters of credit including but not limited to documentation of its purpose, access and use;
9. Safe deposit box records including rental contracts, signature cards and entry records;
10. All Currency Transaction Reports (FinCEN Form 104);
11. Correspondence to and/or from the above named individual(s) and/or business(es); and
12. File maintenance records regarding name and address changes.

IT IS FURTHER ORDERED, that the said **Custodian of Records**, **NOT DISCLOSE THE**

REF 4982

EXISTENCE OF THIS SUBPOENA DUCES TECUM OR FACTS RELATING TO THE COMPLIANCE THEREOF EXCEPT WITH HIS LEGAL COUNSEL. Texas Code of Criminal Procedure Art. 20.02 (h) provides that a subpoena or summons related to a Grand Jury proceeding or investigation must be kept secret to prevent the unauthorized disclosure of a matter before the Grand Jury. Any such disclosure could impede the investigation being conducted and thereby interfere with the enforcement of law.

A DISOBEDIENCE of this subpoena is punishable by fine not exceeding \$500.00 to be collected as fines and costs in other criminal cases.

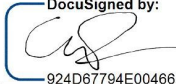
Delivering a copy of these documents prior to **12th day of October, 2020 at 4:00 P.M., including a completed business records affidavit**, to the officer serving this subpoena will be sufficient compliance with this subpoena. Texas Rule of Evidence 902(10) provides that an affidavit is sufficient if it includes a page count for the records being provided and language identifying the affiant as a **Custodian of Records** for the entity in question, who is familiar with the manner in which the records are created and maintained. Rule 902(10) additionally specifies other language which should be included in the affidavit. A blank form affidavit has been attached hereto for the convenience of the affiant. The absence of a completed business records affidavit may necessitate that the person subpoenaed herein must appear in court to testify.

Please return the requested documents to the attention of Brandon R. Cammack, Special Prosecutor for the Office of the Attorney General, 4265 San Felipe Street, Suite 1100 Houston, TX 77027 or electronically to Mr. Cammack at Brandon@cammacklawfirm.com with an original business records affidavit mailed to the address above.

Herein fail not, and due return make hereof.

9/28/2020 | 3:45 PM CDT

Witness my signature on _____.

DocuSigned by:

924D67794E00466

Judge Presiding

REF 4982

OFFICER'S RETURN

Came to hand the _____ day of _____, _____, at _____ .m. and executed the day of _____, _____, at _____ .m. by delivering to the within **George Cardenas of Vantage Bank Texas**, (hand-delivery/facsimile/electronic mail /certified U.S. mail), a true copy of the subpoena and the accompanying attachments thereto.

Investigator

REF 4982

GRAND JURY SUBPOENA DUCES TECUM

460th GRAND JURY

TRAVIS COUNTY, TEXAS

The State of Texas, to any Peace Officer:

You are commanded to summon:

**Alan Jewells of Amplify Credit Union
Amplify Credit Union 3600 W. Parmer Lane Austin, TX 78727
Telephone: 512-834-6521 Fax: 512-491-3722 Email: ajewells@goamplify.com**

To appear before the Travis County Grand Jury at the courthouse in said county on the **12th day of October, 2020 at 4:00 o'clock p.m.**, at 700 Lavaca, Multifunction Space B, Room 1.113, Austin, Texas, and thereafter from day to day until he/she shall be released by the foreperson of the Grand Jury, to then and there testify as a witness and to produce the following documents and/or records:

- **All communications with the purchasers, and/or its representatives, regarding the purchase of the loan to WC Alamo Industrial Center, LP that was sold by Amplify Federal Credit Union.**
- **All communications with the purchasers, and/or its representatives, regarding the purchase of the loan to WC 707 Cesar Chavez, LLC that was sold by Amplify Federal Credit Union.**
- **All communications with the purchasers, and/or its representatives, regarding the purchase of the loan to WC Custer Creek Center Property, LLC that was sold by Amplify Federal Credit Union.**
- **Any and all communications between the bank, its employees, and/or its representatives with any of the following individuals, and/or their representatives, since January 1, 2019: Justin Bayne, Mark R. Riley, Bryan Hardeman, and Will Hardeman.**
- **All transaction documents associated with the loan sale to Alamo Lanark LLC accompanied by a signed Business Record Affidavit.**
- **All transaction documents associated with the loan sale to Cesar Rainey Street LLC accompanied by a signed Business Record Affidavit.**
- **All transaction documents associated with the loan sale to Spring Custer LLC accompanied by a signed Business Record Affidavit.**

REF 4979

CONFIDENTIAL

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HBOM00195408

- **All due diligence completed by Amplify Federal Credit Union on the loan purchasers and its members accompanied by a signed Business Record Affidavit.**

****Call on receipt of this subpoena 713-3009291****

We prefer all records be provided electronically in high resolution, searchable, PDF-OCR format with an accompanying Business Records Affidavit.

These records are to include, but are not limited to, the following:

1. Signature cards for all checking, savings, and/or other accounts over which the aforementioned individual(s) had or have signature authority, regardless of the account name;
2. Statements, ledger sheets, deposit slips (front and back), deposit items (front and back), cancelled checks (front and back), withdrawal slips, credit memos, debit memos, wire transfers, (detail of transfers including account numbers), and/or any other records pertaining to all checking, savings, and/or other accounts, regardless of the account name; (If possible, produce an additional copy of the statements in a non-protected Excel format.)
3. Cashier's checks, money orders, electronic payment/withdrawal advices or bank drafts purchased, and/or records necessary for identification of deposits, Online Bill Pay and/or other transactions, including but not limited to documentation supporting each transaction, source, vendor and/or recipients' name, address, account number and phone number;
4. Documents pertaining to the issuance and ownership of any and all Check Cards and Debit Cards for each account;
5. Records of all certificates of deposit, long-term savings certificates, individual retirement accounts, and/or any other financial instrument;
6. Records of all stock brokerage accounts, including but not limited to documents regarding the purchase and/or sale of stocks and/or bonds;
7. Records of any and all loans or lines of credit including but not limited to liability ledger sheets, loan and/or credit applications, financial statements, credit reports, federal tax returns, correspondence and/or memoranda in file, loan committee minutes concerning each loan, notes and/or loan agreements, records of collateral and securities, mortgage documents, records showing the disposition of loan proceeds, records of loan payments, and records of collections activity;
8. Records of any and all letters of credit including but not limited to documentation of its purpose, access and use;
9. Safe deposit box records including rental contracts, signature cards and entry records;
10. All Currency Transaction Reports (FinCEN Form 104);
11. Correspondence to and/or from the above named individual(s) and/or business(es); and

REF 4979

12. File maintenance records regarding name and address changes.

IT IS FURTHER ORDERED, that the said **Custodian of Records**, **NOT DISCLOSE THE EXISTENCE OF THIS SUBPOENA DUCES TECUM OR FACTS RELATING TO THE COMPLIANCE THEREOF EXCEPT WITH HIS LEGAL COUNSEL.** Texas Code of Criminal Procedure Art. 20.02 (h) provides that a subpoena or summons related to a Grand Jury proceeding or investigation must be kept secret to prevent the unauthorized disclosure of a matter before the Grand Jury. Any such disclosure could impede the investigation being conducted and thereby interfere with the enforcement of law.

A DISOBEDIENCE of this subpoena is punishable by fine not exceeding \$500.00 to be collected as fines and costs in other criminal cases.

Custodian of Records may comply with this Subpoena by delivering copies of the requested records to the officer serving this subpoena, accompanied by a completed and notarized Business Records Affidavit on or before 12th day of October, 2020.

Please return the requested documents to the attention of Brandon R. Cammack, Special Prosecutor for the Office of the Attorney General, 4265 San Felipe Street, Suite 1100 Houston, TX 77027 or electronically to Mr. Cammack at Brandon@cammacklawfirm.com with an original business records affidavit mailed to the address above.

Herein fail not, and due return make hereof.

9/28/2020 | 11:16 AM CDT

Signed on this day of _____.

KEN PAXTON
Texas Attorney General

DocuSigned by:
Brandon R. Cammack
By: 9ABE5FC0C1E5472...
Brandon R. Cammack
Special Prosecutor
Office of the Attorney General

REF 4979

OFFICER'S RETURN

Came to hand the _____ day of _____, _____, at _____ .m. and executed the day of _____, _____, at _____ .m. by delivering to the within named **Alan Jewells of Amplify Credit Union**, (hand-delivery/facsimile/electronic mail /certified U.S. mail), a true copy of the subpoena and the accompanying attachments thereto.

Investigator

REF 4979