

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale at auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

**Information regarding the indebtedness and deed of trust lien that is the subject to this appointment:**

Promissory Note:

*Lone Star, FLCA (as successor-in-interest to Lone Star Land Bank, FLCA) Loan No. 855785*

Date: December 8, 2005  
Maker(s) Ray Griffith  
Payee: Lone Star Land Bank, FLCA  
Original Principal Amount: \$137,500.00

Deed of Trust:

Date: December 8, 2005  
Grantor(s) Ray Griffith A/K/A Ray Douglas William Griffith, a single person; whose address is 5112 Geddes Avenue, Ft. Worth, Texas 76107  
Trustee: Daron Gates  
Recorded in: Clerk's File, Document No. 02504674, Volume 2383, Page 1, Official Records of Eastland County, Texas

Property:

The property described in "Exhibit A" attached hereto and made a part hereof (the "Property") together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral; rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock, and all improvements, structures, fixtures and replacements being a part of said Property and subject to the Deed of Trust.

Present Owner of Note and Beneficiary under Deed of Trust:

Lone Star, FLCA

RECEIVED 2:40P M.  
CATHY JENTHO, COUNTY CLERK  
OCT 04 2019  
EASTLAND COUNTY, TEXAS  
By [Signature] Deputy

**Information regarding the public sale to be held:**

Substitute Trustee: Gerrit Schouten  
Credit Office President  
Lone Star, FLCA  
101 East Road  
Stephenville, Texas 76401

Appointed in accordance with the terms of the Deed of Trust.

Date of Sale: November 5, 2019 being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m. Eastland County, Texas, local time, but in no event later than 3 hours thereafter.

Place of Sale: Eastland County Courthouse, Texas, at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or in the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the indebtedness evidences by the Note. Because of such default, Lone Star, FLCA appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, Gerrit Schouten, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither the Substitute Trustee nor Lone Star, FLCA makes any representation or warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.

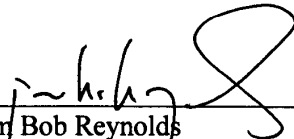
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS**

**NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE BENEFICIARY UNDER THE DEED OF TRUST.**


Executed this 3<sup>rd</sup> day of October, 2019 by:

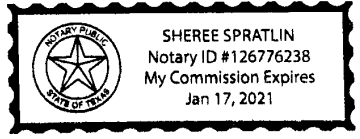
**BENEFICIARY**

  
\_\_\_\_\_  
Jim Bob Reynolds  
Chief Credit Officer  
Lone Star, FLCA  
1612 Summit Avenue, Suite 300  
Fort Worth, Texas 76102

THE STATE OF TEXAS     §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 3 day of October 2019, by Jim Bob Reynolds, as Chief Credit Officer of Lone Star, FLCA, a federally chartered instrumentality of the United States, for and on behalf of said instrumentality.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



Executed this 4<sup>th</sup> day of OCTOBER, 2019 by:

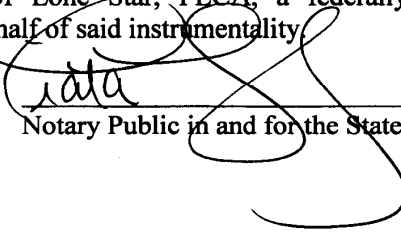
**SUBSTITUTE TRUSTEE**

  
\_\_\_\_\_

Gerrit Schouten  
Credit Office President  
Lone Star, FLCA  
101 East Road  
Stephenville, Texas 76401

THE STATE OF TEXAS     §  
  §  
  §  
COUNTY OF ERATH     §

This instrument was acknowledged before me on the 4 day of October, 2019, by Gerrit Schouten, as Credit Office President of Lone Star, FLCA, a federally chartered instrumentality of the United States, for and on behalf of said instrumentality.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

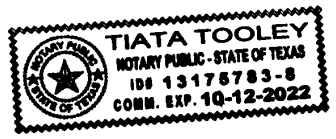


Exhibit A - The Property

**TRACT ONE:**

Being 97 acres of land, more or less, of the James Laha Survey, Abstract No. 352, in Eastland County, Texas, described by metes and bounds as follows:

**BEGINNING** on the South Boundary Line of the James Laha Survey, at a point 404.6 varas West of the Southeast corner of said Survey;

**THENCE** North 648.0 varas to corner;

**THENCE** West 415.35 varas to corner;

**THENCE** North 202.5 varas to corner;

**THENCE** West 325.2715 varas to the Northwest corner of this tract;

**THENCE** South 850.5 varas to the Southwest corner of this tract, in the South Boundary Line of said Survey;

**THENCE** West with the South Boundary Line of said Survey 741.6715 varas to the PLACE OF BEGINNING.

**TRACT TWO:**

Being 99.76 acres of land, more or less, out of the James Laha Survey, Abstract No. 352, in Eastland County, Texas, described by metes and bounds as follows:

**BEGINNING** on the East Boundary Line of said Survey at a point South 0° 28' West, 1869 feet from the Northeast corner of said Survey;

**THENCE** South 0° 28' West, 1156 feet;

**THENCE** North 89° 47' West, 2290 feet;

**THENCE** North 0° 28' East, 560.5 feet;

**THENCE** North 89° 2' West, 2799 feet;

**THENCE** North 0° 41' West, 601.1 feet;

**THENCE** South 89° 35' East, 5100.8 feet to the PLACE OF BEGINNING, **SAVE AND EXCEPT** 1.08 acres located in the right of way of F.M. Road 569.