

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 2:29 p M.
CATHY JENTHO, COUNTY CLERK

DEC 09 2019

EASTLAND COUNTY, TEXAS
By OC 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: January 7, 2020 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.

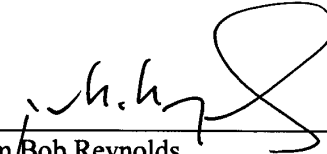
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 6 day of December 2019 by:

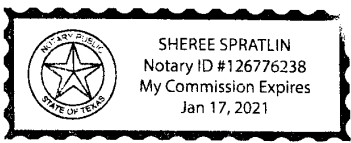
BENEFICIARY

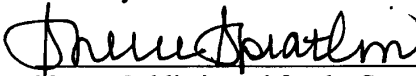


Jim/Bob Reynolds
Chief Credit Officer
Lone Star, FLCA
1612 Summit Avenue, Suite 300
Fort Worth, Texas 76102

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 6 day of December 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 9th day of DECEMBER, 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 9th day of DECEMBER, 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

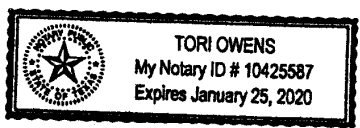


Exhibit A – The Property

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 416.35 varas to corner;

THENCE North 202.8 varas to corner;

THENCE West 326.2715 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, 560.8 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 589.