

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CANCELLATION OF SUBSTITUTE TRUSTEE'S SALE

The undersigned hereby cancels the Notice of Substitute Trustee's Sale recorded on August 12, 2024 in the Official Public Records of Red River County, Texas, concerning the real property described in Exhibit "A" attached hereto.

Said Notice of Substitute Trustee's Sale refers to that certain Deed of Trust by Brittney Rochelle Skinner, a single person, as Grantor, to Joe H. Hayman, as Trustee, for the benefit of Lone Star, FLCA, as Beneficiary, dated October 28, 2022, and recorded as Document No. 2022-02427 in the Official Records of Red River County, Texas.

EXECUTED this 27th day of August 2024 by:

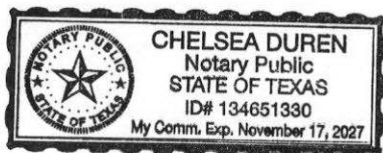


Kregg Slakey, Substitute Trustee

STATE OF TEXAS
COUNTY OF Lamar

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The foregoing instrument was acknowledged before me on the 27th day of August 2024 by Kregg Slakey, as Substitute Trustee, for the purpose therein stated.

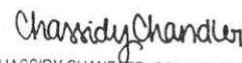




Notary Public, State of Texas

FILED FOR RECORD
3:13 o'clock P M. on

AUG 27 2024



CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX

Exhibit "A"

The Property

Being 75.00 acres of land situated in the E. Beard Survey, A-69, T&P RR CO Survey, A-1669, J. Thomas Survey, A-837, Red River County, and being part of a called 1407.40 acre tract conveyed to Liberty Bankers Life Insurance Company in a deed recorded in Volume 742, Page 764, Red River County Official Public Records (RRCOPR), said 75.00 acre tract being more particularly described by metes and bounds as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 18-172, Dwg. No. 18172-36, (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at steel fence corner post found on the southwest margin of County Road 3115, situated near a curve in the roadway to the north and east same being an east line of said 1407.40 acre tract, from which a ½ inch iron rod with a plastic cap stamped "CBG" found at the southeast corner of said 1407.40 acre tract bears, S 18° 46' 59" E, 8710.62 feet;

THENCE S 87° 28' 30" E with an east line of said 1407.40 acre tract, and the southwest margin of County Road 3115, 334.85 feet to a ½" iron rod with plastic cap stamped "MTX Surveying", set for the northwest corner of a 37.50 acre "Tract # 11", surveyed this same date;

THENCE with the common lines between this tract and said "Tract # 11" the following courses and distances;

- 1) S 21° 49' 27" W, 811.96 feet to a set ½" iron rod with plastic cap stamped "MTX Surveying.
- 2) S 17° 39' 10" W, 2799.03 feet to a steel fence corner post, found for the southwest corner of said "Tract # 11", and the most western corner of a 75.00 acre "Tract # 59", surveyed this same date and being on a northeast line of the residue of a Called 1933.509 acre tract described in a deed to Little Ponderosa Ranch, LLC, recorded in Volume 621, Page 382, (RRCOPR);

THENCE N 41° 59' 09" W with the west line of said 1407.40 acre tract, and the east line of said 1933.509 acre residue tract , 719.37 feet to a found steel fence corner post;

THENCE N 42° 05' 23" W with the west line of said 1407.40 acre tract, and the east line of said 1933.509 acre residue tract , 1171.15 feet to a ½" iron rod with plastic cap stamped "MTX Surveying", set for the southeast corner of a called 35.00 acre "Tract #35", surveyed this same date;

THENCE N 21° 02' 49" E, with a west line of said 1407.40 acre tract, and an east line of said "Tract #35", 1008.01 feet, to a ½" iron rod with plastic cap stamped "MTX Surveying", set for the southwest corner of a called 38 acre Darrell Stanley Ward, Jr. tract, recorded in Volume 564, Page 272, (RRCOPR);

THENCE with the common lines between this tract and said 38 acres the following courses and distances;

- 1) S 88° 20' 09" E, 582.77 feet to a 5/8" iron rod with plastic cap stamped "RPLS 1599", set for corner;
- 2) N 85° 12' 49" E, 510.63 feet to a 5/8" iron rod with plastic cap stamped "RPLS 1599", set for corner;
- 3) N 30° 33' 15" E, 1237.27 feet to the **PLACE OF BEGINNING** and containing 75.00 acres of land, more or less, save and except approximately 1.00 acres of a called 11.422 acre tract described in Volume 621, Page 383 of RRCOPR..