

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF RED RIVER

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WHEREAS, Jesus E. Tristan ("Borrower"), executed and delivered a first lien Deed of Trust (herein called the "Mortgage") dated as of February 7, 2019 and filed for record in the Office of the County Clerk of Red River County, Texas, on February 20, 2019, as Volume 0754, Page 650, to Liberty Bankers Life Insurance Company, an Oklahoma insurance company ("Lender") conveying to R.E. Gooding, Trustee (herein called the "Trustee"), the property hereinafter described as security for payment of a certain secured promissory note of even date therewith executed by Borrower and payable to the order of Lender in the maximum principal amount of Thirty One Thousand Four Hundred Thirty and No/100 Dollars (\$31,430.00) (herein called the "Note"); and all other indebtedness owing under the terms of the Mortgage; and.

WHEREAS, by instrument entitled Appointment of Substitute Trustee dated August 11, 2023 recorded in the Official Records of Red River County, Texas, Lender, the legal owner and holder of the Note, acting pursuant to terms of the Mortgage, removed the Trustee originally named in the Mortgage and any substitute theretofore appointed and named, constituted and appointed Jim Mills, Susan Mills, Ginnelle Czarnecki, Bonnie Yoakum, George Hawthorne, Virginia Wentland, Sherie White, Ed Henderson, Michael Wilson, Joe Hallonquist, Lynn Golden, David Cullar, Andrew Mills-Middlebrook, Jay A. LaJone and Blair Bennett or any of them, as Substitute Trustee under the Mortgage, thereby vesting in the substitute trustee the same estate, rights, powers and duties vested in the original Trustee in the Mortgage; and

WHEREAS, default has occurred in the payment of the Note, and the Lender, the legal owner of the Note, has requested the Substitute Trustee to enforce the Mortgage and sell the Mortgaged Property covered thereby.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT, after this notice has been duly posted, and written notice has been duly served upon each person obligated to pay the debt secured by the Mortgage, as required by the Mortgage and by law, the Substitute Trustee will sell the Mortgaged Property at public auction, to the highest bidder, for cash, at the area designated by the County Commissioners Court of Red River County, Texas, between the hours of 1:00 p.m. and 4:00 p.m. on Tuesday, October 3, 2023, being the first Tuesday in October. The earliest time at which the sale of the Mortgaged Property will occur shall be one o'clock p.m. (1:00 p.m.) on Tuesday, October 3, 2023, in accordance with Section 51.002(b) of the Texas Property Code.

Executed this the 8th day of September, 2023.

A handwritten signature in dark ink, appearing to read 'Blair Bennett', written over a horizontal line.

Blair Bennett, Substitute Trustee
1603 LBJ Freeway, Suite 750
Dallas, Texas 75234

EXHIBIT "A"

Legal Description

Being 10.00 acres of land situated in the E.P. Wallis Survey, A-917, 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 10.00 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. 18172-65, (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a ½ inch iron rod with a plastic cap stamped "MTX Surveying" set in the east boundary line of said 1407.40 acre tract and also being in the west right-of-way line of Farm to Market Road 1159, 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 21° 50' 06" W, 347.34 feet;

THENCE N 63° 41' 46" W, across said 1407.40 acre tract and with the north boundary line of a 10.00 acre "Tract 66" surveyed this same date, 1,076.11 feet to a ½ inch iron rod with a plastic cap stamped "MTX Surveying" set at the point of intersection with the east boundary line of a called 895.297 acre tract described in a deed to Jelar Properties, LLC and recorded in Volume 676, Page 577 (RRCOPR);

THENCE N 10° 17' 33" W, along a common line between said 895.297 acre tract, and said 1407.40 acre tract, 453.02 feet to a ½" iron rod with plastic cap stamped "MTX Surveying", set for the northwest corner of this tract and the southwest corner
a 10.00 acre "Tract # 64", surveyed this same date;

THENCE S 63° 41' 46" E, across said 1407.40 acre tract, and with the south line of said "Tract # 64", 1,321.58 feet to a ½" iron rod with plastic cap stamped "MTX Surveying" set at the point of intersection with the west right-of-way of said F.M. 1159, said set ½ inch iron rod with plastic cap stamped "MTX Surveying" being in a curve to the left, from which a ½" iron rod with plastic cap stamped "MTX Surveying", set for the northeast corner of said "Tract #64", bears N 25°25'27" E, 304.45 feet;

THENCE along said curve to the left and said west right-of-way of F.M. 1159, said curve having a radius of 5779.58 feet, a delta angle of 02°06'47", an arc length of 213.15 feet (Chord Bearing = S 25° 51' 30" W, 213.14 feet) to a found concrete TXDOT monument for the end of said curve.

THENCE S 21° 50' 06" W, with the west right-of-way of F.M. 1159 to the PLACE OF BEGINNING and containing 10.00 acres of land, more or less.