

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF RED RIVER

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WHEREAS, Carlos Scantlebury and Olivia Scantlebury ("Borrower"), executed and delivered a first lien Deed of Trust (herein called the "Mortgage") dated as of March 29, 2018 and filed for record in the Office of the County Clerk of Red River County, Texas, on March 29, 2018, as Volume 0742, Page 036, 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 Sixty Thousand Eight Hundred Thirty and No/100 Dollars (\$60,830.00) (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 April 8, 2022 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, May 3, 2022, being the first Tuesday in May. 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, May 3, 2022, in accordance with Section 51.002(b) of the Texas Property Code.

Executed this the 8th day of April, 2022.

A handwritten signature in black 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 22.66 acres of land situated in the JOHN DAVIS SURVEY, A-249 and the JAMES MATTHEWS SURVEY, A- 568, Red River County, and being part of a called 1,219.582 acre tract conveyed to Liberty Bankers Life Insurance Company in a deed recorded in Volume 739, Page 238, Red River County Official Public Records (RRCOPR), said 22.66 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- 012, Dwg. No. 18 012-23, (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a ½" iron rod with plastic cap stamped "MTX Surveying" set in the east right of way of F.M. 1159, being the northwest corner of this tract and being the southwest corner of a 23.37 acre "Tract # 22" surveyed this same date, from which a ½ inch iron rod found at the northwest corner of said 1,219.582 acre tract, and being situated at the intersection of the east right of way line of Farm to Market Road 1159, and the south margin of County Road 3240 bears N 20° 27' 42" E, 6,567.19 feet;

THENCE S 68° 00' 49" E, across said 1,219.582 acre tract and along the south line of said 23.37 acre "Tract # 22", 2,506.63 feet to a ½" iron rod with plastic cap stamped " MTX Surveying" set at the northeast corner of this tract, same being the southeast corner of said "Tract # 22" and in the west line of a 42.32 acre "Tract # 41" surveyed this same date, from which the northwest corner of said "Tract # 41" bears, N 21° 31' 38" E, 120.34 feet;

THENCE S 21° 31' 38" W, across said 1,219.582 acre tract and with the west line of said "Tract # 41", 400.00 feet to a ½" iron rod with plastic cap stamped "MTX Surveying" set for the southeast corner of this tract and the northeast corner of a 21.95 acre "Tract # 24", surveyed this same date;

THENCE N 68° 00' 49" W, across said 1,219.582 acre tract, and with the north line of said "Tract # 24", 2,429.08 feet to a ½" iron rod with plastic cap stamped "MTX Surveying", set for the southwest corner of this tract and the northwest corner of said "Tract # 24", in said east right of way line of Farm to Market Road 1159, and on the west line of said 1,219.582 acre tract;

THENCE N 10° 34' 21" E, along said east right-of-way line of Farm to Market Road 1159, 408.06 feet to the PLACE OF BEGINNING and containing 22.66 acres of land, more or less.

FILED FOR RECORD
2:25 o'clock P M. on

81 APR 11 2022

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX