

## 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 of this appointment:**

Promissory Note:

*AgTrust, ACA (formerly known as Lone Star, ACA), as agent or nominee on behalf of its wholly owned subsidiary, AgTrust, FLCA (formerly known as Lone Star, FLCA) Loan No. 6177450*

Date: October 28, 2022  
Maker(s): Brittney Rochelle Skinner  
Payee: Lone Star, FLCA  
Original Principal Amount: \$216,000.00

Deed of Trust:

Date: October 28, 2022  
Grantor(s): Brittney Rochelle Skinner, a single person, whose address is Post Office Box 438 Clarksville, Red River County, Texas 75426.  
Trustee: Joe H. Hayman  
Recorded As: Document No. 2022-02427 in the Official Records of Red River County, Texas

Property:

The property described in "Exhibit A" attached hereto and made a part hereof (the "Property"), which said Property being the same as described in the Warranty Deed to Brittney Rochelle Skinner recorded on November 9, 2022, as Document No. 2022-02426 in the Official Records of Red River County, Texas, 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 improvement, structures, fixtures and replacements being a part of said Property and subject to the Deed of Trust.

3735595.v1

FILED FOR RECORD  
1:44 o'clock 9 M. on

AUG 12 2024

Chassidy Chandler

CHASSIDY CHANDLER, COUNTY CLERK  
RED RIVER CO., TX

Present Owner of the Promissory Note and Beneficiary under the Deed of Trust:

AgTrust, ACA (formerly known as Lone Star, ACA), as agent or nominee on behalf of its wholly owned subsidiary, AgTrust, FLCA (formerly known as Lone Star, FLCA)

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

Substitute Trustee(s): Kregg Slakey  
Vice President  
AgTrust, ACA  
655 Clarksville St.  
Paris, Texas 75460

Craig Hartman  
Regional President  
AgTrust, ACA  
3905 Morse St.  
Denton, Texas 76208

Each of the foregoing appointed in accordance with the terms of the Deed of Trust.

Date of Sale: September 3, 2024, being the first Tuesday in said month

Time of Sale: The sale will begin as early as 1:00 p.m., Red River County, Texas local time, but in no event later than three (3) hours after said time.

Place of Sale: In the hallway inside the east door of the Red River County Courthouse, located at 400 N. Walnut St., Clarksville, Red River County, Texas, or in the area designated by the Commissioners Court of said County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to occur (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 evidenced by the Promissory Note. Because of such default, AgTrust, ACA 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 for the hereinabove, Kregg Slakey and/or Craig Hartman, 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, encumbrances, or other matters affecting title to the Property. Neither the Substitute Trustee nor AgTrust, ACA makes any representation or warranty (express or implied) regarding title to or the condition of the Property.

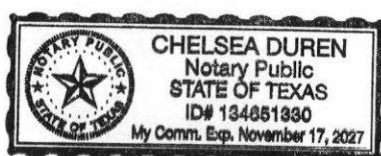


**SUBSTITUTE TRUSTEE(S):**

COUNTY OF Lamar

ss ss


(Seal)



Chelsea Duren  
Notary Public in and for the State of Texas

Executed this 12th day of August, 2024, by:

**SUBSTITUTE TRUSTEE(S):**

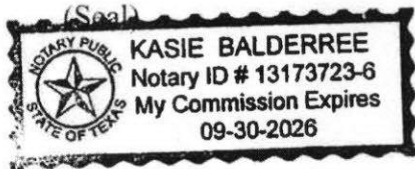
  
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Craig Hartman  
Regional President  
AgTrust, ACA

THE STATE OF TEXAS

COUNTY OF Grayson

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This instrument was acknowledged before me on August 12<sup>th</sup>, 2024, by Craig Hartman, as Regional President of AgTrust, ACA, a federally chartered instrumentality of the United States, for and on behalf of said instrumentality.



  
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Notary Public in and for the State of Texas

## 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..