

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale at auction of the Property identified 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:

*Lone Star, FLCA Loan No. 862917*

Date: September 19, 2006

Original Maker(s): ~~William Warren Britain and Lois M. Britain, Trustees, of~~ the William W. and Lois M. Britain Trust, William Warren Britain, and Lois M. Britain

Payee: Lone Star Land Bank, FLCA was the original payee on the note. Lone Star Land Bank, FLCA is now known as Lone Star, FLCA. Lone Star, FLCA is the current payee on the note.

Original Principal Amount: \$418,200.00

**POSTED**

\_\_\_\_\_ A.M. 2:35 P.M.

SEP 13 2016

Deed of Trust:

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS

Date: September 19, 2006

By \_\_\_\_\_ CW Deputy

Original Grantor(s): William Warren Britain and Lois M. Britain, Trustees, of the William W. and Lois M. Britain Trust

Original Trustee: Daron Gates

Beneficiary: Lone Star Land Bank, FLCA was the original beneficiary of the Deed of Trust. Lone Star Land Bank, FLCA is now known as Lone Star, FLCA. Lone Star, FLCA is the current beneficiary of the Deed of Trust.

Recorded in: Volume 1300, Page 691, Official Records of Erath County, Texas

Property:

19.97 acres of land, more or less, as described in "Exhibit A" attached hereto and made a part hereof; together with all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

Present Owner of Note and Beneficiary under Deed of Trust:

Lone Star, FLCA is the present owner of the note evidencing Loan No. 862917. Lone Star, FLCA is the beneficiary of the Deed of Trust signed in connection with Loan No. 862917 and, as such, would be the payee with regard to the amounts owed to it. Lone Star, FLCA was previously known as Lone Star Land Bank, FLCA.

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

Substitute Trustee: Thomas Keith  
Lone Star, FLCA – Stephenville Credit Office  
101 East Road  
Stephenville, TX 76401

Appointed by written instrument dated September 12, 2016 and recorded or to be recorded in the Official Public Records of Erath County, Texas.

Date of Sale: ~~October 4, 2016, being the first Tuesday in said month.~~

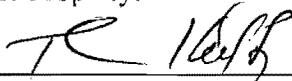
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Stephenville, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: The outside steps of the south side of the Erath County Courthouse, 100 W. Washington, Stephenville, Texas 76401.

Default has occurred in the payment of the indebtedness evidenced by the note secured by the property made subject of the Deed of Trust. Because of such default, Lone Star, FLCA appointed a Substitute Trustee and has requested 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, 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 Substitute Trustee nor Lone Star, FLCA makes any representation of 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.

  
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Thomas Keith, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS

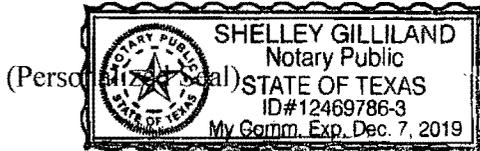
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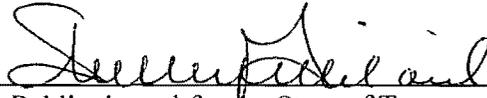
COUNTY OF ERATH

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This instrument was acknowledged before me on September 13, 2016 by Thomas Keith, in his capacity as Substitute Trustee.



  
Notary Public, in and for the State of Texas

**Please Return File-Stamped Copy to:**

Lone Star, FLCA

Attn.: Thomas Keith

P.O. Box 1177

Stephenville, TX 76401-1177

"Exhibit A"

All that certain 20.00 acres out of Block 5, Jarrett Menefee Survey, A-520, Erath County, Texas, being same 20.00 acres described in Deed dated April 12, 1993, from Terrell T. Fair, et ux, to Kenneth W. Portwood and wife, Modesta Portwood, recorded in Vol. 840, Page 15, Real Records of Erath County, Texas, being part of the former Billy F. Chambers 121 acre tract (Block 5, Menefee Survey), and being parts of 5 acres (First Tract); 5 acres (Second Tract); and 15.44 acres (Third Tract) described in Deed to Eddie Caudle by deed recorded in Vol. 559, page 440, Deed Records of Erath County, Texas, and the 20.00 acres being described as follows:

BEGINNING at a point in center of a concrete bridge, at intersection of Erath County Road 393 with centerline of the South Fork of the North Bosque River, for NEC of this tract;

THENCE along county road, as follows:  
S. 22 38 E. 181.2 feet; S. 05 53 W. 682.5 feet;  
and S. 09 03 W. 384.9 feet to a point in road, from which point a 4" pipe corner post on South side of a gate bears N. 80 57 W. 13.5 feet, for SEC of this tract;

TRENCEN N. 80 57 W. crossing said former Caudle 5 acres (First Tract), 13.5 feet to aforesaid 4" pipe corner post, for a corner of this tract;

THENCE with fence, crossing the former Caudle 5 acres (First Tract) and the former Caudle 5 acres (Second Tract), along SW side of a gravel drive, as fenced with 2" pipe corner posts, as follows:

N. 36 57 W. 24.3 feet; N. 02 29 W. 29.9 feet;  
N. 62 41 W. 12.0 feet; N. 58 45 W. 12.9 feet;  
N. 55 08 W. 12.8 feet; N. 50 47 W. 12.4 feet;  
N. 48 25 W. 10.6 feet; N. 48 13 W. 212.1 feet;  
N. 51 18 W. 12.4 feet; N. 51 49 W. 10.3 feet;  
N. 52 20 W. 97.5 feet; N. 51 43 W. 12.1 feet; and  
N. 49 09 W. 12.9 feet to a 2" pipe corner post, for inner corner of this tract;

THENCE S. 51 04 W. crossing the former Caudle 5 acres (Second Tract) 119.4 feet to a 2" pipe corner post, for a corner of this tract;

THENCE with fence, crossing said Caudle 5 acres (Second Tract), along a curve to the left, having a radius of 80.4 feet, an arc distance of 200.9 feet (long chord bears N. 72 39 W. 152.6 feet) to a 2" pipe corner post, for corner of this tract;

THENCE S. 44 10 W. with fence, crossing the former Caudle 5 acres (Second Tract) and former Caudle 5 acres (First Tract), 408.9 feet to a 2" pipe corner post in West line of said First Tract, for SWC of this tract;

THENCE N. 13 07 W. (Base Bearing) with general course of fence, with an East line of the remainder of said former Billy F. Chambers 121 acres, and with West lines of the former Caudle 5 acres (First Tract), 5 acres (Second Tract) and 15.44 acres (Third Tract), 624.6 feet to a point in center of South Fork of North Bosque River, from which point a found 1/2" iron pipe in fence bears S. 13 07 E. 70.3 feet, for NWC of this tract;

THENCE down and along center of river, as follows:  
N. 50 30 E. 16.3 feet; N. 55 02 E. 255.0 feet;  
N. 68 48 E. 262.4 feet; N. 45 44 E. 579.7 feet;  
and S. 88 16 E. 225.3 feet to the place of beginning,  
containing 20.00 acres, of which 0.65 acres is in Erath  
County Road No. 393.

**SAVE AND EXCEPT:**

Being a 0.027 acre tract of land situated in the Jarrett Menafee Survey, Abstract No. 520, Erath County, Texas, said 0.027 acre tract of land being a portion of a 20.00 acre (by deed) tract of land deeded to Laura Suzanne Moseley by Deed dated June 29, 2000 and recorded in Volume 1009, Page 934 of the Deed Records of Erath County, Texas, said 0.027 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch pipe corner post found in the northwesterly line of County Road No. 393, said 2 inch pipe corner post being a corner in the south line of said 20.00 acre tract of land, from which a 2 inch pipe corner post found for a corner in the south line of said 20.00 acre tract of land bears North 28 degrees 03 minutes 33 seconds West, a distance of 24.30 feet; THENCE South 72 degrees 03 minutes 33 seconds East, with a south line of said 20.00 acre tract of land, a distance of 13.50 feet to a point for corner in the approximate center of said County Road No. 393, said point being the reconstructed southeast corner of said 20.00 acre tract of land, said point also being in a westerly line of a 1,163.3 acre tract of land deeded to Great Southern Ranch, Inc. by Deed dated December 12, 1975 and recorded in Volume 534, Page 60 of the Deed Records of Erath County, Texas; THENCE North 17 degrees 56 minutes 27 seconds East, with an easterly line of said 20.00 acre tract of land, with a westerly line of said 1,163.3 acre tract of land and with the approximate center of said County Road No. 393, a distance of 384.90 feet to a point for a reconstructed corner;

THENCE North 14 degrees 46 minutes 27 seconds East, with an easterly line of said 20.00 acre tract of land, with a westerly line of said 1,163.3 acre tract of land and with the approximate center of said County Road No. 393, a distance of 682.50 feet to a point for a reconstructed corner; THENCE North 13 degrees 44 minutes 33 seconds West, with an easterly line of said 20.00 acre tract of land, with a westerly line of said 1,163.3 acre tract of land and with the approximate center of said County Road No. 393, a distance of 160.93 feet to the **POINT OF BEGINNING** of the herein described 0.027 acre tract of land;

- (1) THENCE North 87 degrees 21 minutes 07 seconds West, a distance of 51.85 feet to a ROW marker set for the intersection of the existing westerly right-of-way line of said County Road No. 393 with the proposed westerly right-of-way line of said County Road No. 393 said ROW marker being 44.43 feet right of and at right angles to survey baseline station 15+53.64 of said County Road No. 393;
- (2) THENCE North 12 degrees 01 minutes 50 seconds West, with the proposed westerly right-of-way line of said County Road No. 393, a distance of 27.81 feet to a ROW marker set for corner in a north line of said 20.00 acre tract of land, said ROW marker being in a south line of a 100.5 acre (by deed) tract of land deeded to Leonard W. Fenner (Life Estate), by deed Dated January 24, 1989 and recorded in Volume 762, Page 451 of the Deed Records of Erath County, Texas, said ROW marker also being in the approximate center of the South Bosque River, said ROW marker being 40.50 feet right of and at right angles to survey baseline station 15+26.11 of said County Road No. 393;

- (3) **THENCE** South 79 degrees 22 minutes 33 seconds East, with a north line of said 20.00 acre tract of land, with a southerly line of said 100.5 acre tract of land and with the approximate center of said South Bosque River, a distance of 53.69 feet to a point in the approximate center of said County Road No. 393, said point being the reconstructed northeast corner of said 20.00 acre tract of land, said point being the reconstructed southeast corner of said 100.5 acre tract of land, said point also being a reconstructed corner in a westerly line of said 1,163.3 acre tract of land;
- (4) **THENCE** South 13 degrees 44 minutes 33 seconds East, with an easterly line of said 20.00 acre tract of land, with a westerly line of said 1,163.3 acre tract of land and with the approximate center of said County Road No. 393, a distance of 20.27 feet to the **POINT OF BEGINNING** and containing 1,193 square feet or 0.027 acres of land, of which 173 square feet or 0.004 acres of land lies within the existing right-of-way of said County Road No. 393, leaving a net area of 1,020 square feet or 0.023 acres of land, more or less.