

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED

A.M. 12:24 P.M.

Date: March 12th, 2020

MAR 12 2020

DEED OF TRUST

Date: May 18, 2017

Grantor: TYLER MAGNUS and KNEL MAGNUS

Original Trustee: LOUIS B. GARNER

Substitute Trustee: LORI GARNER

Original Beneficiary: LILG, INC., a Texas corporation

Current Beneficiary: LILG, INC., a Texas corporation

County Where Property is Located: Erath County, Texas

Recorded in: Deed of Trust recorded in Document No. 2017-02622, Official Public Records of Erath County, Texas

Property: The tract of land located in Erath County, Texas, more fully described in attached exhibit "A", SAVE AND EXCEPT attached exhibit "B".

GWINDA JONES, COUNTY CLERK

ERATH COUNTY, TEXAS

By CW Deputy

NOTE SECURED BY DEED OF TRUST

Date: May 18, 2017

Amount: \$411,115.19

Maker: TYLER MAGNUS and KNEL MAGNUS

Payee & Holder of Note: LILG, INC., a Texas corporation

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: P.O. Box 809, Mexia, Texas 76667

DATE OF SALE OF PROPERTY: Tuesday, April 7, 2020, between 1 P.M. and 4 P.M.

PLACE OF SALE OF PROPERTY: The South entrance of the courthouse or a designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property code as the Place where foreclosure sales are to take place or as designated by the county commissioners.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property described in said Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS NOTICES REPLACES THE NOTICE FILED IN DOCUMENT NO. 2018045370 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY TEXAS. SAID PRIOR FILING CONTAINED AN ERROR OF THE DATE OF FORECLOSURE.

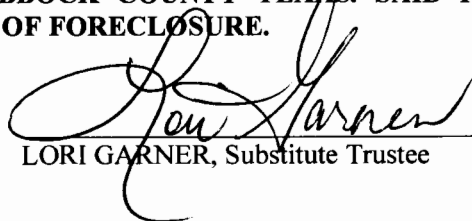

LORI GARNER, Substitute Trustee

Exhibit "A"

All that certain 157.97 acre tract of land in Block 19, 20 and 22 of the Erath County School Land Survey, A - 228, in Burt County, Texas, being a part of that certain 157.97 acre tract described in deed from Stephen Smith to Repo Liquidator, Inc., dated October 23, 2013, and recorded in document number 2015-06104 of the official public records of Erath County, Texas, and described as follows:

Beginning at a capped 1/2" iron rod found at the southwest corner of the said 758.513 acre tract, the southwest corner of a 784.137 acre tract described in deed from Stephen Smith to Inderman Schaffner, L.L.C., dated November 11, 2015, and recorded in document number 2015-06293 of the official public records of Erath County, Texas, in the west line of Block 19, and the east line of Erath County Road No. 398, for the northwest corner of this tract:

Thence along the north line of the said 758.513 acre tract as follows;
N 59°35'29" E, 1541.08' to a 3" pipe post;
N 59°29'03" E, 1444.88' to a 3" pipe post;
N 59°38'06" E, 199.47' to the northeast corner of this tract, from which a 2" pipe post bears N 64°38'15" W, 1.86'.

Thence crossing the said 758.513 acre tract as follows:
S 64°38'15" E, 206.85' to a capped 3/8" iron rod set;
S 34°27'32" E, 806.00' to a capped 3/8" iron rod set;
S 17°19'37" W, 303.54' to a capped 3/8" iron rod set;
S 14°06'23" W, 589.21' to a capped 3/8" iron rod set;
S 16°17'06" W, 106.85' to a capped 3/8" iron rod set;
S 30°27'45" E, 261.67' to a 3" pipe post at the beginning of a fence;
S 30°19'21" E, along a fence, 542.73' to a 3" pipe post;
S 16°18'22" E, along a fence, 181.60' to a 3" pipe post;
S 09°02'07" E, along a fence, 168.02' to a 3" pipe post;
S 02°12'23" E, along a fence, 18.61' to a 3" pipe post;
S 08°40'56" W, along a fence, 239.87' to a 3" pipe post;
N 68°46'42" W, along a fence, 271.96' to a 3" pipe post;
S 86°56'25" W, along a fence, 149.41' to a 3" pipe post;
S 65°08'21" W, along a fence, 330.70' to a 3" pipe post;
N 50°33'05" W, along a fence, 174.56' to a 3" pipe post;
N 62°55'43" W, along a fence, 287.78' to a 3" pipe post;
And N 29°10'29" W, along a fence, 375.59' to a 3" pipe post the south line of Block 19, the north line of Block 22:

Thence S 60°02'22" W, along an unfenced line, 1572.38' to a capped 1/2" iron rod found at a corner in the west line of the said 758.513 acre tract, for the southwest corner of this tract:

Thence N 30°14'48" W, along the west line of the said 758.513 acre tract and along a fence, 771.91' to a wood post in the east line of Erath County Road No. 398:

Thence N 30°11'34" W, along the west line of the said 758.513 acre tract and the east line of the said county road, 1163.23' to the point of beginning and containing 157.97 acres of land.

Exhibit B

Sketch Showing:

A 35.00 acre tract of land out of and part of the Erath County School Land Survey, Abstract No. 229, Erath County, Texas, said 35.00 acre tract being out of and part of that tract of land described in a deed to Tyler Magnus & Knel Magnus recorded by Document Number 2017-02621, Official Public Records, Erath County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a ½" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Magnus tract and County Road No. 398, for the Northwest corner of this described tract; from which the calculated original Northwest corner of said Magnus tract bears N 30° 11' 00" W, 470.55 feet and a 3" pipe post (control monument) found for an angle corner of said Magnus tract bears N 30° 11' 00" W, 470.55 feet and N 59° 55' 53" E, 1541.08 feet;

Thence N 50° 10' 25" E, 784.51 feet over and across said Erath County School Land Survey and said Magnus tract along the North line of this described tract, to a ½" rebar rod set with a survey cap stamped RPLS 6224, for the Northeast corner of this described tract;

Thence S 45° 01' 23" E, 1656.81 feet over and across said Erath County School Land Survey and said Magnus tract along the East line of this described tract, to a ½" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Magnus tract and a tract of land described in a deed to Repo Liquidators, Inc. recorded by Document Number 2015-06104, Official Public Records, Erath County, Texas, for the Southeast corner of this described tract; from which a 3" pipe post (control monument) found for a common corner between said Magnus tract and said Repo Liquidators, Inc. tract bears N 60° 02' 36" E, 374.97 feet;

Thence S 60° 02' 36" W, 1197.20 feet over and across said Erath County School Land Survey along the common line between said Magnus tract and said Repo Liquidators, Inc. tract, to a ½" rebar rod found with a survey cap stamped Price Surveying (control monument) for a common corner between said Magnus tract and said Repo Liquidators, Inc. tract, said point also being located in the Northeast line of a tract of land described in a deed to Allen Charles Leatherwood recorded in Volume 939, Page 10, Official Public Records, Erath County, Texas, for the Southwest corner of this described tract;

Thence N 30° 13' 33" W, 772.41 feet over and across said Erath County School Land Survey along the common line between said Magnus tract and said Leatherwood tract, to a 6" cedar post (control monument) found for a common corner between said Magnus tract, said Leatherwood tract and previously mentioned County Road No. 398, for an angle corner of this described tract;

Thence N 30° 11' 00" W, 692.98 feet over and across said Erath County School Land Survey along the common line between said Magnus tract and said County Road No. 398, to the place of beginning and containing 35.00 acres of land.

Note: All bearings were based on GPS observations, NAD83 Texas North Central 4202 (Epoch 2011).