

Notice pursuant to Section 51.002, Texas Property Code:
"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."

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date of Posting: August 13, 2021

Deed of Trust:

Date: December 11, 2019

Grantor:

Lawson Land & Cattle, LLC, a Texas limited liability company

Beneficiary:

Spirit of Texas Bank SSB

Original Trustee:

Dean O. Bas

Substitute Trustee

Jeff D. Stewart

Recorded:

Document Number 2020000482 Real Property Records, Jack County, Texas

Property:

See Exhibit A attached hereto and incorporated herein, in full.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock, crops, timber, all diversion payments or third party payments made to crop producers and all improvements, structures, fixtures, and replacements be part of the above described real property.

Secured Debt:

The Promissory Note, dated December 11, 2019, executed by Lawson Land & Cattle, LLC as Borrower, payable to the order of Beneficiary, in the original principal amount of \$347,000.00, plus any and all costs, fees, expenses, accrued interest, or charges owed thereunder or under the Deed of Trust and any and all other debts owed by Grantor to Beneficiary

FILED FOR RECORD
_____ O'CLOCK _____ M

AUG 13 2021

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

Holder of Secured Debt: Spirit of Texas Bank SSB

Date of Sale of Property: September 7, 2021

Earliest Time of Sale of Property: 10:00 A.M. or not later than three (3) hours after that time.

Place of Sale of Property: At the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien:

At the front foyer and front steps of the Jack County Courthouse located at 100 N. Main, Jacksboro, Texas 76458 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Default has occurred under the terms of the Deed of Trust and the Secured Debt secured by the Deed of Trust is wholly due and payable. Holder has requested Substitute Trustee to sell the Property covered by the Deed of Trust pursuant to the power of sale granted in the Deed of Trust.

NOTICE IS HEREBY GIVEN that the Substitute Trustee will sell the Property at public auction to the highest bidder for cash at the place, on the date and at the time specified above.

Those desiring to purchase the Property will need to demonstrate to the Substitute Trustee their ability to pay their bid in cash or cash equivalents (funds capable of being verified or certified by the Substitute Trustee, at the sole discretion of the Substitute Trustee) without delay if their bid is accepted. The purchase price is due and payable without delay on acceptance of the bid or within such reasonable time (not less than 1 hour from the closing of the auction) as may be agreed upon by the purchaser and the Substitute Trustee, at the Substitute Trustee's sole discretion. The Beneficiary or an affiliate of the Beneficiary reserves the right to credit bid the debt owed to the Beneficiary via the Secured Debt and any other debt owed to the Beneficiary that is secured by the Property.

The foreclosure sale / trustee's sale will be made expressly subject to all governmental and regulatory restrictions, if any, including zoning requirements, prior liens and encumbrances, restrictions, and other exceptions to title that are recorded in the public records and the real property records of Jack County, Texas or otherwise known by purchaser. Prospective bidders are strongly urged to examine the applicable property records and public records to determine the nature and extent of such matters, if any. Any purchaser of the Property at this foreclosure sale (i) acquires the Property "as is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk; and (ii) is not a consumer.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.



Jeff D. Stewart, Substitute Trustee
100 E. Central Ave.
Comanche, Texas 76442
Phone No. (325) 356-2577

Name and Address of Sender of this Notice:

Spirit of Texas Bank SSB, 625 University Drive East, College Station, Texas 77840.

Counsel seeking injunctive relief to prevent the foreclosure should notify H. Brandon Jones via email Brandon@bondsellis.com and phone at 817-405-6914 of such counsel's intention to file a lawsuit seeking injunctive relief to prevent the foreclosure. An attorney with Bonds Ellis Eppich Schafer Jones LLP, will be available to attend a hearing before the Court or by telephone on any application for injunctive relief.

EXHIBIT A

All that certain 150.00 acres tract or parcel of land being situated in the T. E. & L. Co. Survey, Survey 2731, Abstract 649, Survey 2723, Abstract 719 and Survey 2722, Abstract 817, in Jack County, Texas and being a part of a called 300 acres tract conveyed in a General Warranty Deed to Kristy Holman and David Craft, as recorded in Bk. 1025, Pg. 0703 of the Official Public Records of said county (Reference Deed, First Tract, a called 78.6 acres tract, Second Tract, a called 123.59 acres tract and Third Tract, a called 324.91 acres tract all recorded in Vol. 243, Pg. 22 of the Deed Records of said county) and said 150.00 acres tract being described by metes and bounds as follows:

BEGINNING at a 4 inch pipe fence corner found by metes and bounds of said Second Tract, the southeast corner of Parcel Two, a called 195.29 acres tract recorded in Vol. 585, Pg. 173 of said Deed Records, on the west line of Parcel One, a called 319.81 acres tract recorded in said Vol. 585, Pg. 173, for the northeast corner described herein;

THENCE South 00°11'53" West, along a fence and said west line, a distance of 1,318.71 feet to a 6 inch cedar fence post found for the southeast corner of said Second Tract, the southwest corner of said Parcel One, the northeast corner of said Third Tract and the northwest corner of said First Tract and an inner "L" corner described herein;

THENCE South 89°44'01" East, along a fence and the north line of said First Tract and the south line of said Parcel One, a distance of 614.90 feet to a 6 inch cedar fence post found for the northeast corner of said First Tract and the northwest corner of a called 240 acres tract recorded in Vol. 262, Pg. 126 of said Deed Records;

THENCE along a fence and the line dividing said First Tract and said 240 acres tract the following calls: South 00°21'17" West, a distance of 1,876.91 feet to a 4 inch pipe fence corner found, South 89°37'53" East, a distance of 588.82 feet to a 4 inch pipe fence corner found and South 00°14'04" East, at 1,884.42 feet passing a 4 inch pipe fence corner and continuing in all, a total distance of 1,885.49 feet to a point for the southwest corner of said 240 acres tract and the southeast corner described herein, on the north line of a called 2,873.6 acres tract recorded in Bk. 0685, Pg. 0022 of said Official Public Records;

THENCE South 89°54'27" West, along a fence and said north line, a distance of 1,806.99 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the southwest corner described herein;

THENCE North 00°06'05" West, leaving said north line and said fence, a distance of 5,134.74 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set on the line dividing said Second Tract and said Parcel Two, for the northwest corner described herein;

THENCE South 85°56'03" East, a distance of 622.39 feet to the POINT OF BEGINNING and containing 150.00 acres of land.

TOGETHER WITH, the following described easements for ingress and egress to the above described 150 acre tract:

(a) A 30 foot wide easement across the G. W. Stone Survey, Abstract No. 1515, Jack County, Texas, as shown in the instrument executed by John Craft and Martha Clement to Kristy Holman, David Craft and Martha Conlax, dated July 25, 2018, recorded in Volume 1048, Page 254, Official Public Records of Jack County, Texas.

(b) A 30 foot wide easement across an existing road out of the B. B. & C. R. Company Survey, Abstract No. 91, Jack County, Texas, as described in the Easement executed by Mary Ann Statwver to Evelyn Craft, et al, dated November 20, 1997, recorded in Volume 637, Page 28, Deed Records of Jack County, Texas.

(c) All that certain access easement being situated in the B. B. B. & C. R. Company Survey, Abstract No. 91, the T. E. & L. Company Survey No. 2731, Abstract No. 649, the T. E. & L. Company Survey No. 2723, Abstract No. 719, Jack County, Texas and being in a called 503 acre tract conveyed in a Warranty Deed to Margaret Lynn Craft Conlax, recorded in Volume 1025, Page 379 of the Official Public Records of Jack County (reference deed - Second Tract, a called 123.59 acre tract, Third Tract, a called 324.91 acre tract and Fourth Tract, a called 276 acre tract, all recorded in Volume 243, Page 22 of the Deed Records of Jack County and said easement being described by a centerline which is bound by lines 15 feet each side and parallel with said centerline, as follows:

BEGINNING at a point in an existing road, at the South end of a 30 foot wide easement recorded in Volume 637, Page 28 of said Deed Records, in the occupied line dividing said 503 acre tract and Parcel Three, a called 288 acre tract recorded in Volume 585, Page 173 of said Deed Records, from which an 8 inch cedar fence corner found at an angle in said dividing line bears South 71° 06' 46" East a distance of 1091.47 feet (Note: bearings and distances are based on U. S. State Plane NAD 1983 coordinates, Texas North Central Zone - 4202);

THENCE Southeasterly, leaving said dividing line and along an existing road the following calls:

South 05° 49' 39" East, a distance of 67.68 feet to a point;
South 34° 44' 13" East, a distance of 140.24 feet to a point;
South 52° 09' 15" East, a distance of 134.64 feet to a point;
South 81° 48' 27" East, a distance of 543.43 feet to a point;
South 89° 19' 55" East, a distance of 728.22 feet to a point;
North 87° 29' 01" East, a distance of 710.26 feet to a point;
North 89° 32' 57" East, a distance of 195.84 feet to a point;
South 65° 34' 07" East, a distance of 499.13 feet to a point;
South 53° 56' 25" East, a distance of 723.10 feet to a point;
South 79° 26' 26" East, a distance of 452.97 feet to a point;
South 81° 33' 51" East, a distance of 431.77 feet to a point;
South 71° 42' 07" East, a distance of 159.33 feet to a point;
South 60° 59' 27" East, a distance of 338.19 feet to a point;
South 51° 35' 17" East, a distance of 278.85 feet to a point;
South 48° 01' 43" East, a distance of 385.21 feet to a point;
South 67° 27' 08" East, a distance of 103.74 feet to a point;
North 80° 33' 18" East, a distance of 345.21 feet to a point;
South 83° 16' 22" East, a distance of 57.94 feet to a point;
South 59° 47' 31" East, a distance of 221.50 feet to a point;
South 68° 59' 15" East, a distance of 307.44 feet to a point;
South 78° 23' 32" East, a distance of 546.95 feet to a point;
South 73° 37' 27" East, a distance of 276.38 feet to a point;
South 62° 39' 29" East, a distance of 238.77 feet to a point;
South 41° 31' 26" East, a distance of 277.76 feet to a point;
South 52° 26' 25" East, a distance of 104.46 feet to a point;
South 62° 41' 55" East, a distance of 21.51 feet to the point of termination on the line dividing said 505 acre tract and the remainder of a called 300 acre tract recorded in Volume 1025, Page 703 of said Official Public Records, from which a 4 inch pipe fence corner found for the occupied Northeast corner of said Fourth Tract and the occupied Northwest corner of said Second Tract bears North 38° 49' 54" West, a distance of 2957.83 feet and said centerline being 8291.46 feet or 502.513 rods in total length.

(d) All that certain access easement being situated in the T. F. & L. Company Survey No. 2723, Abstract No 719, Jack County, Texas, and being in the remainder of a called 300 acre tract conveyed in a Warranty Deed to Kristy Holman and David Craft, as recorded in Volume 1025, Page 703 of the Official Public Records of Jack County, (reference Deed, First Tract, a called 78.6 acre tract, Second Tract, a called 123.89 acre tract and Third Tract, a called 324.91 acre tract all recorded in Volume 243, Page 22 of the Deed Records of Jack County) and said easement being described by a centerline which is bound by lines 15 feet each side of and parallel with said centerline, as follows:

BEGINNING at a point in an existing road, in the line dividing said remainder and a called 503 acre tract recorded in Volume 1025, Page 379 of said Official Public Records, from which a 4 inch pipe fence corner found for the Northwest corner of said Second Tract bears North 38° 49' 54" West, a distance of 2957.83 feet.

THENCE Southeasterly, leaving said dividing line and along said existing road, the following calls:

South 62° 41' 55" East, a distance of 640.05 feet to a point;
South 55° 39' 26" East, a distance of 262.56 feet to a point;
South 79° 06' 46" East, a distance of 268.89 feet to a point;
South 58° 05' 34" East, a distance of 109.96 feet to a point;
South 63° 36' 26" East, a distance of 139.25 feet to the point of termination on the line dividing said remainder and a 150.00 acre tract surveyed by Donald R. Crowley on October 29, 2019, from which a ½ inch iron rebar, with an aluminum cap stamped "QPLS 5210", set for the Southeast corner of said 150.00 acre tract and the Southeast corner of said remainder bears South 00° 06' 05" East, a distance of 2431.85 feet and said centerline being 1420.71 feet or 86.104 rods in total length.