

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **Integrity Realty Investments LLC**, a Texas limited liability company dated January 14, 2022, and duly filed for record in the Office of the County Clerk of Palo Pinto County, Texas under Palo Pinto County Clerk's File No. **2022-00000484** of the Official Real Property Records of Palo Pinto County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Palo Pinto County, Texas, to-wit:

Tract 1:

BEING Lot 27, Block 5, MORNINGSIDE PARK ADDITION, an Addition to the City of Mineral Wells, Palo Pinto County, according to the plat as recorded in Volume 1, Page 146, Plat Records, Palo Pinto County, Texas; and

Tract 2:

BEING Lot 23, Block 5, MORNINGSIDE PARK ADDITION, an Addition to the City of Mineral Wells, Palo Pinto County, according to the plat as recorded in Volume 1, Page 146, Plat Records, Palo Pinto County, Texas; and

Tract 3:

BEING Lot 8, Block 5, RICAHRDS ADDITION, an Addition to the City of Mineral Wells, Palo Pinto County, according to the plat as recorded in Volume 25, Page 515, Plat Records, Palo Pinto County, Texas; and

Tract 4:

BEING Lot 3, Block 54, LAWN TERRACE ADDITION, an Addition to the City of Mineral Wells, Palo Pinto County, according to the plat as recorded in Volume 25, Page 557, Plat Records, Palo Pinto County, Texas; AND

FILED
At 11:10 O'Clock A M.

DEC 11 2023


Clerk of the County Court
Palo Pinto County, Texas
By _____ Deputy

Page 1



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Tract 5:

BEING Lot 17, Block 48, LAWN TERRACE ADDITION, an Addition to the City of Mineral Wells, Palo Pinto County, according to the plat as recorded in Volume 25, Page 557, Plat Records, Palo Pinto County, Texas; and

WHEREAS, **SCF JAKE, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF JAKE, LP.**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said MATT L. JANNER, as Trustee and appointed:

**Angela Cooper
Guy Wiggs
Brenda Wiggs
Donna Stockman
David Stockman
Kathy Arrington
Janet Pinder
Brandy Bacon
Michelle Schwartz, or
Jamie Dworsky**

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

January 2, 2024

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

On the exterior steps at the entrance to the door of the Palo Pinto County Courthouse which opens and faces to the south, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BUDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

**SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019**

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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.



Angela Cooper
Guy Wiggs
Brenda Wiggs
Donna Stockman
David Stockman
Kathy Arrington
Janet Pinder
Brandy Bacon
Michelle Schwartz and
Jamie Dworsky

Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustee
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 8, 2023

Deed of Trust (as modified, renewed and extended):

Date: September 23, 2016

Grantor: American Precision Ammunition LLC

Beneficiary: The Comanche National Bank

Current Lender: LBC2 Trust, a Delaware Statutory Trust

Trustee: Jeff D. Stewart

Substitute Trustee: JIM MILLS, SUSAN MILLS, ANDREW MILLS-
MIDDLEBROOK, ED HENDERSON, MICHAEL LEE, DANA
GOPFFARTH, GUY WIGGS, BRENDA WIGGS, DONNA
STOCKMAN, DAVID STOCKMAN, MICHELLE SCHWARTZ,
JAMIE DWORSKY, JANET PINDER, BRANDY BACON,
ANGELA COOPER, LISA C. FANCHER
(any to act)
c/o Fritz Byrne, PLLC
402 West Seventh St.
Austin, TX 78701

Recording Information: Recorded as Document No. 2016-00004794 in the Official
Public Records of Palo Pinto County, Texas.

Property: The real property more particularly described in Exhibit A attached hereto
and incorporated by reference herein, together with all improvements,
fixtures and any other real or personal property described in the Deed of
Trust, except as previously released.

Note (as modified, renewed and extended):

Date: September 23, 2016

Original Principal Amount: \$616,000.00

Debtor: American Precision Ammunition LLC

Owner: LBC2 Trust, a Delaware Statutory Trust

FILED
At 11:10 O'Clock A.M.
DEC 11 2023
Janette K. Dren
Clerk of the County Court
Palo Pinto County, Texas
By *A. Figueroa* Deputy

Substitute Trustee's Mailing Address (including county):


c/o Lisa C. Fancher
Fritz Byrne, PLLC
402 West Seventh St.
Austin, Travis County, Texas 78701

Date and Time of Sale of Property: The sale shall begin at 1 o'clock p.m. on Tuesday, January 2, 2024, or no later than three hours after that time.

Place of Sale of Property: At the location designated by the Commissioner's Court of Palo Pinto County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash or credit against the indebtedness at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Substitute Trustee



Printed Name: Jim Mills

Address of Substitute Trustee:

c/o Lisa C. Fancher
Fritz Byrne, PLLC
402 West Seventh St.
Austin, Texas 78701
lfancher@fritzbyrne.law

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE:

Being a called 5.609 acres tract of land, more or less, out of the Northwest 1/4 of Section No. 14, T. & P. R.R. Co. Survey, (D. L. Peerson Survey) Block "A", E.O.B., Abstract No. 962, Palo Pinto County, Texas; being part of a certain 3.137 acres tract (Tract 1) and all of a certain 3.413 acres tract (Tract 2), both described in Volume 1982, Page 415, of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod in the South right of way line of Rails to Trails and at the Northeast corner of Lot 1 of Garrett Morris Addition, according to plat recorded in Volume 7, Page 126, Slide 692 of the Plat Records of Palo Pinto County, Texas, for the Northwest and beginning corner of this tract.

THENCE Southeasterly along the South right of way line of said Rails to Trails and along the North line of said Tract 1 and Tract 2 the following courses and distances:

- South 84 deg. 05 min. 11 sec. East 189.41 feet to a set 1/2 inch iron rod with cap (PRICE SURVEYING),
- South 80 deg. 16 min. 46 sec. East 90.00 feet to a found 1/2 inch iron rod at the Northeast corner of said 2.187 acres tract and the Northwest corner of said 3.413 acres tract,
- South 78 deg. 17 min. 18 sec. East 110.03 feet to a found 3/8 inch iron rod,
- South 75 deg. 29 min. 39 sec. East 199.56 feet to a found 3/8 inch iron rod,
- South 74 deg. 12 min. 06 sec. East 318.07 feet to a found 1/2 inch iron rod with cap (PRICE SURVEYING) in the West right of way line of S. E. Industrial Parkway (paved) for the Northeast corner of this and said Tract 2;

THENCE South 00 deg. 04 min. 11 sec. West 158.69 feet along the West right of way line of said S. E. Industrial Parkway to a found 3/8 inch iron rod for the Southeast corner of this and said Tract 2.

THENCE South 89 deg. 17 min. 48 sec. West at 602.80 feet pass a found 1/2 inch iron rod at the Southwest corner of said Tract 2 and at the Southeast corner of said Tract 1 and in all 878.99 feet to a found 1/2 inch iron rod at the Southeast corner of said Lot 2 of said Garrett Morris Addition for the Southwest corner of this tract.

THENCE North 00 deg. 47 min. 10 sec. West 363.14 feet to the place of beginning, according to Plat and Legal Description dated August 31, 2016 (JN16665 FN160884) prepared by Philip E. Colvin, Jr., Registered Professional Land Surveyor No. 6258, of Price Surveying, LP.

TRACT TWO:

BEING a called 84.257 acres tract of land, more or less, out of the Southeast 1/4 of Section No. 12, T. & P. RR. Co. Survey (A.E. Allee Survey), Block "A", E.O.B., Abstract No. 1986 and Section No. 3, T. & P. RR. Co. Survey, Block "A", E.O.B., Abstract No. 869, both in Palo Pinto County, Texas; being part of a certain 103.804 acres tract of land; and being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod at the Southwest corner of said 103.804 acres tract for the Southwest and beginning corner of this tract. Whence the Northwest corner of said Section No. 3 is called to bear North 89 deg. 58 min. 51 sec. West 1058.93 feet, North 00 deg. 18 min. 02 sec. West 2244.91 feet and North 42 deg. 20 min. 43 sec. East 3997.41 feet.

THENCE North 2255.02 feet to a 3/8 inch iron rod in the South line of Ellis White Road (paved) for the Northwest corner of this and said 103.804 acres tract.

THENCE with the South line of said Ellis White Road and the North line of said 103.804 acres tract the following courses and distances:

- North 89 deg. 28 min. 34 sec. East 1253.67 feet to a 3/8 inch iron rod,
- North 76 deg. 49 min. 26 sec. East 423.89 feet to a 3/8 inch iron rod,
- North 58 deg. 56 min. 00 sec. East 348.21 feet to a 3/8 inch iron rod,
- North 50 deg. 24 min. 55 sec. East 213.12 feet to a 3/8 inch iron rod in the west line of Lee Road (paved) for the Northeast corner of this and said 103.804 acres tract.

THENCE South 31 deg. 41 min. 47 sec. East 244.22 feet to a 3/8 inch iron rod at the intersection of the West line of said Lee Road and the West line of Hamilton Road (paved) for a corner of this and said 103.804 acres tract.

THENCE with the West line of said Hamilton Road, South 07 deg. 19 min. 20 sec. East 288.05 feet to a 3/8 inch iron rod and South 12 deg. 26 min. 46 sec. East 558.55 feet to a 3/8 inch iron rod in the East line of said 103.804 acres tract and at the Northeast corner of a certain 3.00 acres tract described in Volume 1197, Page 375 of the Official Public Records for a corner of this tract.

THENCE South 77 deg. 33 min. 16 sec. West 360.69 feet to a 3/8 inch iron rod at the Northwest corner of said 3.00 acres tract for an ell corner of this tract.

THENCE South 12 deg. 26 min. 46 sec. East at 362.31 feet pass a 3/8 inch iron rod at the Northwest corner of Lot 1 in Block 1 of Be Letta Woods Estates, according to plat recorded in Volume 8, Page 33, Slide 549 of the Plat Records, and in all 573.35 feet to a 5/8 inch iron rod at the Southwest corner of said Lot 1 and at the Northwest corner of Be Letta Drive (paved) and at the Northeast corner of a certain 4.547 acres tract for a corner of this tract.

THENCE with the North line of said 4.547 acres tract the following courses and distances:

- South 82 deg. 20 min. 00 sec. West 80.87 feet to a 1/2 inch iron rod,
- North 89 deg. 13 min. 52 sec. West 179.58 feet to a 1/2 inch iron rod,

[REDACTED]

- North 89 deg. 03 min. 30 sec. West 235.38 feet to a 1/2 inch iron rod,
- North 89 deg. 55 min. 08 sec. West 425.34 feet to a 1/2 inch iron rod,
- South 82 deg. 27 min. 18 sec. West 114.43 feet to a 1/2 inch iron rod,
- South 72 deg. 47 min. 54 sec. West 217.09 feet to a 1/2 inch iron rod,
- South 65 deg. 10 min. 46 sec. West 195.11 feet to a 1/2 inch iron rod,
- South 49 deg. 27 min. 59 sec. West 38.46 feet to a 1/2 inch iron rod at the Southwest corner of said 4.547 acres tract and in the North line of a certain 10.00 acres tract described in Volume 2059, Page 497 of the Official Public Records for a corner of this tract.

THENCE South 86 deg. 31 min. 31 sec. West 217.93 feet to a 1/2 inch iron rod at the Northwest corner of said 10.00 acres tract for an ell corner of this tract.

THENCE South 14 deg. 46 min. 30 sec. East 707.83 feet to a 3/8 inch iron rod at the Southwest corner of said 10.00 acres tract and in the South line of said 103.804 acres tract for a corner of this tract.

THENCE South 70 deg. 00 min. 00 sec. West 43.87 feet to a 3/8 inch iron rod for a corner of this and said 103.804 acres tract.

THENCE Southwesterly along the arc of a 03 deg. 28 min. 48 sec. curve to the right with a radius of 1646.38 feet, a central angle of 20 deg. 00 min. 00 sec., a chord of South 80 deg. 00 min. 00 sec. West 571.78 feet and an arc length of 574.69 feet to a 3/8 inch iron rod for a corner of this and said 103.804 acres tract.

THENCE North 89 deg. 58 min. 51 sec. West 96.84 feet to the place of beginning, according to the Field Notes dated July 5, 2016, prepared by Michael Price, Registered Professional Land Surveyor No. 5492 of Price Surveying L.L.C.
