

NOTICE OF FORECLOSURE SALE

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 is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All that part of Section Number Eighty-three (83) in Block DD, John H. Gibson Survey, lying Northwest of the present right-of-way of U.S. Highway No. 62, containing 119.1 acres, more or less, and described by metes and bounds as follows: BEGINNING at the Northwest corner of Section 83, Block DD, the point of intersection of the center lines of two county highways, from whence the corner post of fences running East and South bears East 17 feet and South 21 feet; THENCE East 3,252 feet to a point in the West right-of-way boundary of U.S. Highway No. 62, the Northeast corner of this tract; THENCE South 44° 28' West with the West boundary of said highway 4,642.4 feet to a point in the West line of Survey 83, a point in the center of a county highway running North; THENCE North with the West line of Survey 83 a distance of 3,192 feet to the place of BEGINNING. This conveyance is also made subject to all road rights-of-way (whether fee or easement), pipe line easements, power line easements, canal easements, drainage easements, or other easements affecting said property either as shown or record in Terry County or in actual existence upon the ground and all such matters are expressly excepted from the warranty of title hereinafter contained. This conveyance also cover and includes all equipment, buildings, machinery, fixtures and articles of personal property found, in, on and about the above described property, all of which is conveyance in an "as is" condition.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: September 2, 2014

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: TERRY County Courthouse in BROWNFIELD, Texas, at the following location:
The North door of the Terry County Courthouse, the place designated by the Terry County Commissioner's Court by instrument recorded in Volume 507, Page 741, Deed Records, Terry County, Texas.

The deed of trust permits the beneficiaries to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement,

withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiaries thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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, if any, to the extent that they remain in force and effect and have not been subordinated to 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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by VENTURE CHEMICALS, INC., A TEXAS CORPORATION. The deed of trust is dated DECEMBER 31, 2012, and is recorded in the office of the County Clerk of Terry County, Texas, in volume 848, page 806, of the OFFICIAL PUBLIC RECORDS of TERRY County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$396,666.12, executed by VENTURE CHEMICALS, A TEXAS CORPORATION, and payable to the order of OLLIE NELL COWAN and said note donated to JAY DEE COWAN from OLLIE NELL COWAN, by instrument dated JUNE 25, 2014, recorded in the office of the County Clerk of Terry County, Texas, in volume 871, page 642, of the OFFICIAL PUBLIC RECORDS of TERRY County, Texas; and (2) all renewals and extensions of the note. JAY DEE COWAN is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of AUGUST 4, 2014, there is owed \$387,751.25 on the note, being principal and interest in the following amounts: \$372,680.66 of principal and \$15,070.59 of interest. The note is bearing interest at the rate of \$61.26 per day thereafter.


Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiaries may appoint another person substitute trustee to conduct the sale.

TERRY TX
KIM ER

08-12-2014 PM 8:16:24 #265339
B-87370-118

DATED August 12, 2014


JIMMY HAMMONS, Substitute Trustee
305 A West Broadway
Brownfield, TX 79316
Telephone: (806) 637-8523
FAX: (806) 637-7560

FILED FOR RECORD
2014 AUG 12 PM 1:28
KIM CARTER
TERRY COUNTY CLERK
BY 