

F 202100001

TERRY COUNTY, TEXAS
INST NO: 281812 VOL: 0961 PG: 0266

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 11, 2021

Substitute Trustee: W. J. Wade, Jr.
2112 Indiana Ave.
Lubbock, Texas 79410

Lender: AMERICAN BANK OF COMMERCE
P.O. Drawer 9
Wolfforth, Texas 79382

Note:
Date: April 13, 2018
Maker: CPE Feeds, Inc.
Payee: AMERICAN BANK OF COMMERCE
Principal Amount: \$600,000.00

Deed of Trust:
Date: April 13, 2018
Grantor: CPE Feeds, Inc.
Beneficiary: AMERICAN BANK OF COMMERCE
Recording Information: Deed of Trust dated April 13, 2018 and filed and recorded under Instrument No. 274863, Volume 922, Pages 605-616 of the Official Public Records of Terry County, Texas;

Property (including any improvements):
A 10.00 acre tract of land in Section 114, Block T, D & W Railroad company Survey, Terry County, Texas, being a portion of that tract described in Volume 485, Page 341, of the Deed Records of Terry County, Texas and further described as follows:
BEGINNING at 1/2" iron rod with cap found for the Northwest corner of this tract in the East right of way line of F.M. Highway 403 at the Southwest corner of that 16.457 acre tract described in Volume 823, Page 893 of said deed records from whence the Southwest corner of said Section 114 bears S. 0 deg. 14'40" W a distance of 1559.7 feet and N. 89 deg. 59' 10" W a distance of 50.00 feet;
THENCE N. 89 deg. 31' 20" E., along the South line of said 16.457 acre tract, a distance of 602.4 feet to a 1/2" iron rod with cap set for the northeast corner of this tract;
THENCE S. 0 deg. 14' 40" W. a distance of 723.2 feet to a 1/2" iron rod with cap set for the Southeast corner of this tract;

VOL. 21 Pg. 1

THENCE S. 89 deg. 31' 20" W., a distance of 602.4 feet to a ½" Iron with cap set in said right of way line for the Southwest corner of this tract;
THENCE N. 0 deg. 14' 40" E., along said right of way line, a distance of 723.2 feet to the place of the beginning.

Note:

Date: November 13, 1998
Maker: CPE Feeds, Inc.
Payee: AMERICAN BANK OF COMMERCE
Principal Amount: \$1,500,000.00

Deed of Trust:

Date: December 7, 2007
Grantor: CPE Feeds, Inc.
Beneficiary: AMERICAN BANK OF COMMERCE
Recording Information: Deed of Trust dated December 7, 2007 and filed and recorded under Instrument No. 238450, Volume 755, Pages 623-638 in the Official Public Records of Terry County, Texas;

Property (including any improvements):

Tract 1:

A tract of land consisting of 4.12 acres, more or less, out of a 31.2 acre tract out of Section 104, Block T, D & W RR Co. Survey, Terry County, Texas, lying East of U.S. Hwy 62, described by metes and bounds as follows:

BEGINNING at a steel rod set under fence, for the NE corner of this survey, the SW corner of Section 104 bears South 1099.2' and West 866.4';

THENCE S 22°55' W 266 feet to fence corner for the SE corner of this survey;

THENCE N 67°05' W 640.8' to a rod set in the East ROW line of U.S. Hwy 62 for the SW corner of this survey;

THENCE a long curve to the right with a radius of 2714.93' to a rod set for NW corner of this survey, the SW corner of a 15.77 acre tract previously conveyed to Triangle Manufacturing Company, Incorporated, by deed recorded Volume 497, Page 599, Deed Records, Terry County, Texas;

THENCE S 67°05' E 712 feet along the South line of said 15.77 acre tract to the place of beginning and the SE corner of said 15.77 acre tract.

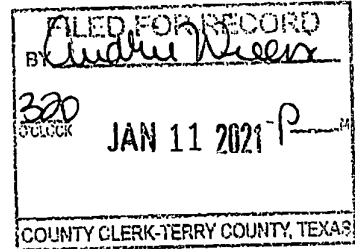
Tract 2:

A tract of land out of the W/2 of Section 104, Block T, D & W RR Co. Survey, Terry County, Texas, lying East of U.S. Hwy 62, described by metes and bounds as follows:

BEGINNING at a steel rod set by fence, for the SE corner of this survey the SW corner of Section 104 bears South 1099.2' and West 866.4';
THENCE N 67°05' W 712 feet to a rod set in the East ROW line of US 62, for the SW corner of this survey;
THENCE Northeasterly, along a curve to the right, with a radius of 2714.93' feet, a distance of 540.9 feet to the end of curve;
THENCE N 22°55' E 402.5 feet to a rod set at fence corner for the NW corner, the SW corner of a 7.77 acre tract conveyed to Routbort Enterprises, Inc. by Triangle Manufacturing Company, Incorporated, by deed recorded in Volume 455, Page 451, Deed Records, Terry County, Texas;
THENCE S 67°05' E 734.8 feet along the South line of the above the South line of the above referenced Routbort Enterprises, Inc. Tract, to a rod set at fence corner for the NE corner of this survey;
THENCE S 22°55' W 943.2 feet of the place of beginning.

Personal Property Collateral included in this Sale: None.

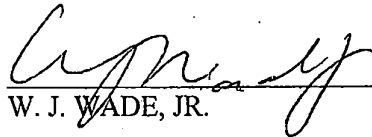
County: Terry County
Date of Sale (first Tuesday of month): February 2, 2021
Time of Sale: 10:00 a.m.



Place of Sale: The designated area of the County Courthouse or such other area as designated by the Commissioners Court of Terry County, Texas. The Terry County Courthouse is located at 500 W. Main, Brownfield, Terry County, Texas.

Lender has appointed W. J. Wade, Jr. as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

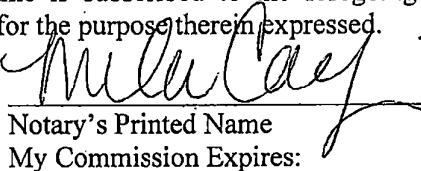
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


W. J. WADE, JR.

THE STATE OF TEXAS
COUNTY OF LUBBOCK

BEFORE ME, the undersigned authority, on this day personally appeared W. J. WADE, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose therein expressed.




Notary's Printed Name
My Commission Expires:

TERRY COUNTY, TEXAS
INST NO: 281812 VOL: 0961 PG: 0269

THE STATE OF TEXAS COUNTY OF TERRY
I hereby certify that this Instrument was
filed on the date and time stamped hereon by
Terry County Clerks Office and was duly recorded
in the volume and page of the named records of:

TERRY COUNTY
OFFICIAL PUBLIC RECORD

Any provision herein which restricts the sale,
rental, or use of the described Real Property
because of color or race is invalid and
unenforceable under federal law.

Hon. Kim Carter, County Clerk
Terry County, Texas

Instr. : 281812
Volume : 0961
Page : 0269
#Pages : 4
File Date : 11 January, 2021
Time Filed : 3:28 PM



VOL. 21 PG. 4