

F20210009

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 13, 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 ½" 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 ½" 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 ½" iron rod with cap set for the Southeast corner of this tract;
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:

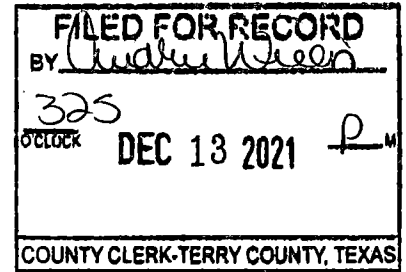
BEGINNING at a steel rod set by fence, for the SE corner of this survey the SW corner of Section 104 bears South 1099.2' and West 866.4';

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°5S' 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 1, 2022
 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.

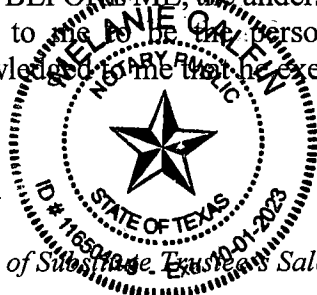
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

[Signature]
 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.



[Signature]
 Notary's Printed Name
 My Commission Expires:

Notice of Sale to be Executed at Public Sale

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