

F20250005

THE STATE OF TEXAS
COUNTY OF TERRY

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated effective November 5, 2020, **Mike Randall West** and **Theresa Jane West**, as Grantor, conveyed to **5-West Family Farms, LLC**, successor in interest to City Bank, a Texas banking association, certain real property situated in Terry County, Texas, being described as follows:

See attached Exhibit "A,"

(hereinafter known as the "**Real Property**").

The Real Property described above is to secure payment of:

Agricultural Loan Agreement dated November 5, 2020, in the original principal amount of \$210,000.00, executed by Mike Randall West and Theresa Jane West and made payable to **City Bank**, a Texas banking association, ("**Note**"), which Note has been assigned to 5-West Family Farms, LLC, a Texas limited liability company.

The Deed of Trust is recorded in Clerk's File No. 281444, Volume 0959, Page 0396, in the Official Public Records of Terry County, Texas, reference to said Deed of Trust being hereby made for all purposes ("**Deed of Trust 1**"); and

The Deed of Trust is recorded in Clerk's File No. 281656, Volume 0960, Page 0529, in the Official Public Records of Terry County, Texas, reference to said Deed of Trust being hereby made for all purposes ("**Deed of Trust 2**");

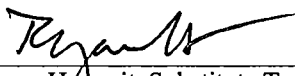
Deed of Trust 1 and Deed of Trust 2 are collectively referred to herein as "**Deed of Trust**"; and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Scott Blount in the Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness has requested the undersigned to sell the Real Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the fourth (4th) day of March, 2025, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell the Real Property at the area of the Terry County Courthouse, Brownfield, Texas, designated by the Commissioners Court for foreclosure sales or trustee's sales, with the said property being sold to the highest bidder for cash. The earliest time at which the sale will occur is 10:00 a.m., and the sale will begin no later than three (3) hours after 10:00 a.m.

WITNESS MY HAND, this 10 day of February, 2025.



Ryan Hammit, Substitute Trustee
Attorney at Law
Law Offices of Bob Jones, LLP
1655 Main Street, Suite 210
Lubbock, Texas 79401

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EXHIBIT "A"

LEGAL DESCRIPTION

A 35.04 acre tract of land out of the North part of the W/2 of the W/2 of Section 62, Block 4-X, C. & M. Ry. Co. Survey, Terry County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" Iron rod with cap marked "NEWTON SURVEYING" set in the North line of said Section 62, for the most Northerly-Northwest corner of this tract, from which a 1/2" Iron rod with cap marked "NEWTON SURVEYING" set for the Northwest corner of said Section 62 bears N.87°56'15"W. 900.00 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances and area are surface); THENCE S.87°56'15"E., along the North line of said Section 62, a distance of 419.72 feet to a 1/2" Iron rod with cap marked "NEWTON SURVEYING" set for the Northeast corner of said W/2 of W/2 of Section 62, and for the Northeast corner of this tract, from which a 1/2" iron rod found for the Northeast corner of said Section 62 bears S.87°56'15"E 3959.15 feet; THENCE S.01°46'28"W., along the East line of said W/2 of W/2 of Section 62, a distance of 1477.00 feet to a 1/2" Iron rod with cap marked "NEWTON SURVEYING" set for the Southeast corner of this tract; THENCE N.87°56'15"W. 1319.90 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in the West line of said Section 62, for the Southwest corner of this tract; THENCE N.01°46'50"E., along the West line of said Section 62, a distance of 1007.00 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the most Westerly-Northwest corner of this tract; THENCE S.87°56'15"E. 900.00 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for a corner of this tract; THENCE N.01°46'50"E. 470.00 feet to the PLACE OF BEGINNING.

FILED FOR RECORD	
BY	<i>Alma Hadley</i>
4:44 O'CLOCK	FEB 10 2020 <i>P</i>
COUNTY CLERK-TERRY COUNTY, TEXAS	