

F20260006

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 29th day of August, 2022, Texas Wine Company, Inc., executed a Deed of Trust conveying to Shane Faught, Trustee, the Real Estate hereinafter described, to secure Sundown State Bank, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 286047 in the Deed of Trust Records in Terry County, Texas;

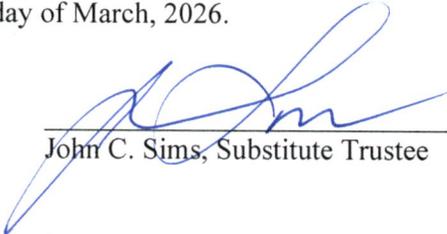
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of April, 2026, between 10:00 a.m. and 12:00 p.m., I will sell said Real Estate at the door of the County Court House in Brownfield, Terry County, Texas, to the highest bidder for cash.

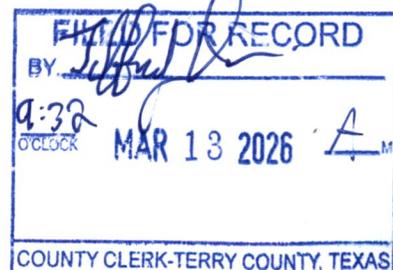
Said Real Estate is described as follows: In the County of Terry, State of Texas:

SEE EXHIBIT 'A' ATTACHED

WITNESS MY HAND this the 11th day of March, 2026.



John C. Sims, Substitute Trustee



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EXHIBIT A

TRACT 1:

A 0.56 acre tract of land out of the Southwest Quarter (SW/4) of Section Eighteen (18), in Block 4-X, E.L. & R.R. Ry. Co. Survey, Terry County, Texas, being more particularly described by metes and bounds as follows; BEGINNING at a railroad spike found in the South line of said Section 18, for the Southeast corner of that certain 0.55 acre tract of land described in deed, dated 1/20/2000, recorded in Book 644, Page 564, Official Public Records, Terry County Texas and for the Southwest corner of this tract from which a railroad spike found for the Southwest corner of said Section 18 bears N. 88°04'15" W., 1126.70 feet;

THENCE N. 01°46'48" E., along the Est line of said 0.55 acre tract, at 25 feet pass a found ½" iron rod with cap marked "Telford TX 5020", in all 181.00 feet to a ½" iron rod with cap marked "NEWTON SURVEYING", set in the Southerly line of that certain 5.96 acre tract of land described in deed dated 5/1/1982, and recorded in Book 438, Page 897, OPRTC, and for the Northwest corner of this tract;

THENCE S. 88°04'15" E., along said Southerly line of said 5.96 acre tract, a distance of 134.30 feet to a ½" iron rod with cap marked "Newton Surveying" set for the Northeast corner of this tract;

THENCE S. 01°46'48" W., at 1.00 feet pass the Northwest corner of that certain 0.27 acre tract of land described in deed, dated 4/9/1997, recorded in Book 609, Page 178, OPRTC, and at 156.00 feet pass a set ½" iron rod with cap marked "Newton Surveying", in all 181.00 feet to a spindle set in the South line of said Section 18, for the Southwest corner of said 0.27 acre tract, and for the Southeast corner of this tract;

THENCE N. 88°04'15" W., along the South line of said Section 18, a distance of 134.30 feet to the PLACE OF BEGINNING.

TRACT 2:

A 2.60 acre tract of land located in the Southwest Quarter (SW/4) of Section 18, in Block 4-X, E.L. & R.R. Ry. Co. Survey, Terry County, Texas, and being all of that certain 2.05 acre tract of land described in deed, dated 5/5/2009, recorded in Book 774, Page 361, OPRTC, Texas and all of that certain 0.55 acre tract of land described as tract 2 in deed, dated 3/1/06, recorded in Book 728, Page 496, OPRTC, Texas said 2.60 acre tract being more particularly described as follow;

BEGINNING at a railroad spike found for the Southwest corner of said 0.55 acre tract, and for the most Southerly-Southwest corner of this tract, from which a railroad spike found for the Southwest corner of said Section 18 bears N. 88°04'15" w., 961.70 feet;

THENCE N. 01°46'48" E., 25.00 feet;

THENCE N. 28°44'23" E., 179.33 feet to the Northwest corner of said 0.55 acre tract and in the Southerly line of said 2.05 acre tract, and for a corner of this tract;

THENCE N. 88°04'15" W., 20.90 feet to a ½" iron rod with cap marked "Newton Surveying", found in the Easterly line of that certain tract of land described in deed to SW Public Service, dated 11/6/1952, recorded in Book 171, Page 225, OPRTC, Texas, for a corner of said 2.05 acre tract and for a corner of this tract;

THENCE N. 24°46'23" E., 20.60 feet to a ½" iron rod with cap marked "Newton Surveying" found for the Northeast corner of said SW Public Service tract, for a corner of said 2.05 acre tract and for a corner of this tract;

THENCE N. 88°04'15" W., along the North line of said SW Public Service Co. tract, 83.70 feet to a ½" iron rod with cap marked "Newton Surveying" found in the Southeasterly right-of-way line of US Highway 62 & 82 (row in Book 181, Page 395, OPRTC) for the Southwest corner of said 2.05 acre tract and for the most Westerly-Southwest corner of this tract;

THENCE N. 28°44'23" E., along said highway right-of-way line, 563.16 feet to a ½" iron rod with cap marked "Newton Surveying" found for the Northwest corner of said 2.05 acre tract and for the Northwest corner of this tract;

THENCE S. 61°15'37" E., 168.26 feet to a ½" iron rod with cap marked "Newton Surveying" found for the Northeast corner of said 2.05 acre tract and for the Northeast corner of this tract;

THENCE S. 28°44'23" W., 499.40 feet to a ½" iron rod with cap marked "Telford TX 5020" found at the Southeast corner of said 2.05 acre tract and the Northeast corner of said 0.55 acre tract, and for a corner of this tract;

TERRY COUNTY, TEXAS
INST NO: 286047

THENCE S. 01°46'48" W., at 160.00 feet pass a found 1/2" iron rod with cap marked "Telford TX 5020", in all 185.00 feet to a railroad spike found in the South line of said Section 18 for the Southeast corner of said 0.55 acre tract and for the Southeast corner of this tract;

THENCE N. 88°04'15" W., along said South line of Section 18, a distance of 165.00 feet to the PLACE OF BEGINNING.

TRACT 3:

A 0.28 acre tract of land located in the Southwest Quarter (SW/4) of Section Eighteen (18), in Block 4-X, E.L. & R.R. Ry. Co. Survey, Terry County, Texas, being that certain tract of land described as tract 1, in deed dated 3/1/2006, recorded in Book 728, Page 496, OPRTC, Texas, said 0.28 acres tract described as follows:

BEGINNING at a point in the Southeasterly right-of-way line of U.S. Highway 62 & 82 (row in Book 188, Page 395, OPRTC) for the Southwest corner of this tract, from which a railroad spike found for the Southwest corner of said Section bears S. 01°55'45" W., 20.00 feet and N. 88°04'15" W., 854.40 feet;

THENCE N. 28°44'23" E., along said highway right-of-way line, at 5.45 feet pass a 1/2" iron rod with cap marked "Newton Surveying", in all 154.89 feet to the South line of that certain tract of land described in deed to SW Public Service in Book 171, Page 225, OPRTC, Texas, for the Northwest corner of this tract;

THENCE S. 88°04'15" E., 87.52 feet to the Southeast corner of said SW Public Service tract and the Northeast corner of this tract;

THENCE S. 24°46'23" W., 150.00 feet to the Southeast corner of this tract;

THENCE N. 88°04'15" W., 98.34 feet to the PLACE OF BEGINNING.

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 Clerk's Office and was duly recorded
in 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 of race is invalid and
unenforceable under Federal law.

Hon. Kim Carter, County Clerk
TERRY COUNTY, TEXAS

Inst: : 286047
Pages: : 14
File Date: : 31 August, 2022
Time Filed: : 4:25 PM

