

F20220018

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale at auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

**Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Promissory Note:

*The following promissory note:*

Date: November 6, 2018  
Maker(s): Laguna Rica Cattle Feeders, LLC  
Payee: Rhoads Farms Partnership  
Original Principal Amount: \$1,420,000.00

Deed of Trust:

Date: November 6, 2018  
Grantor(s): Laguna Rica Cattle Feeders, LLC  
Trustee: Elizabeth G. Hill  
Recorded in: Clerk's File, Instrument No. 276396, Volume 0931, Page 0801, Official Records of Terry County, Texas

Property:

The Southeast Quarter (SE/4) of Section Eighty-three (83), Block 4-X, E.L. & R.R. RY.CO. Survey in Terry County, Texas, less all of the oil, gas and other minerals in, on and under and that may be produced from said land; together with the rights, privileges and appurtenances thereto belonging unto the said Trustee and subject to the Deed of Trust.

Present Owner of Note and Beneficiary under Deed of Trust:

Donald R. Rhoads, Michael J. Rhoads, Jay B. Rhoads, and Mark A. Rhoads d/b/a Rhoads Farms Partnership

Vol 22 Pg 44

**Information regarding the public sale to be held:**

Substitute Trustee(s): Ryan Bigbee  
Tammy Mathis  
Bigbee & Curtis, LLP  
11010 Indiana Avenue  
Lubbock, Texas 79423

Appointed by written instrument dated December 12, 2022, executed by Donald R. Rhoads, Michael J. Rhoads, Jay B. Rhoads, and Mark A. Rhoads, and recorded or to be recorded in the Official Records of Terry County, Texas.

Date of Sale: January 3, 2023, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Terry County, Texas, local time, but in no event later than 3 hours thereafter.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted in such County).

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Donald R. Rhoads, Michael J. Rhoads, Jay B. Rhoads, and Mark A. Rhoads d/b/a Rhoads Farms Partnership appointed a Substitute Trustee and have requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither the Substitute Trustee nor Donald R. Rhoads, Michael J. Rhoads, Jay B. Rhoads, or Mark A. Rhoads makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.

  
\_\_\_\_\_  
Substitute Trustee

Vol 22 pg 45

