

F20240011

NOTICE OF TRUSTEE'S SALE

DATE: December 16, 2024

PROMISSORY NOTE: Promissory Note described as:

Date: November 5, 2020
Maker: Mike Randall West and Theresa Janet West
Payee: City Bank
Principal Amount: \$210,000.00

PROMISSORY NOTE 2: Promissory Note described as:

Date: November 5, 2020
Maker: Mike Randall West and Theresa Janet West
Payee: City Bank
Principal Amount: \$35,000.00

DEED OF TRUST: Deed of Trust described as:

Date: November 5, 2020
Grantor: Mike Randall West
Trustee: Scott Blount
Beneficiary: City Bank
Recording Information: Recorded in/under Inst. Number: 281656, Vol. 0960, Pg. 0529, Official Public Records of Terry County, Texas
Property: See Exhibit "A" attached hereto and which is incorporated by reference
Trustee: Scott Blount
Trustee's Mailing Address: P. O. Box 5060
Lubbock, Texas 79408-5060

Substitute Trustee: Michael Hicks, Andrew Stewart or Brad Odell
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox
Substitute Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

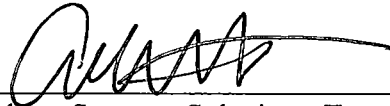
January 7, 2025, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Inside the north entrance of Terry County Courthouse, 500 West Main, Brownfield, Texas, or other such location as designated by the County Commissioners of Terry County, Texas.

City Bank, a Texas banking association, is the Owner and holder of the Promissory Note and Deed of Trust and the party entitled to enforce the rights of the "Lender" and "Beneficiary" thereunder. Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, City Bank, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as City Bank may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

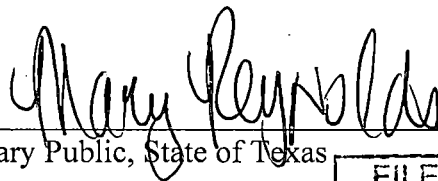
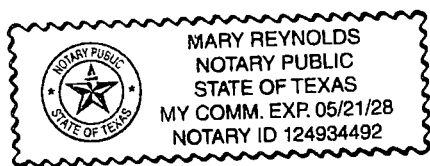


Andrew Stewart, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on December 16, 2024, by Andrew Stewart, Substitute Trustee.



Notary Public, State of Texas

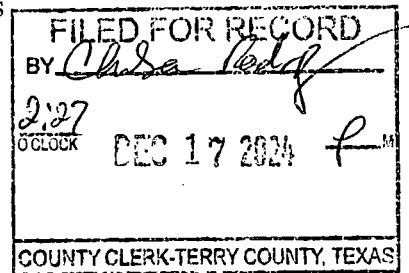


Exhibit "A"
Legal Description

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 1/4" 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 1/4" 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.