

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Posting Date: February 9, 2021

FILED
2021 FEB -9 AM 9:23
BY *Kortiz*

DEED OF TRUST:

Date: June 19, 2007

Grantor: Halfway CO-OP Gin

Trustee: Robert R. Williams, Jr.

Substitute Trustee: PLA Services, Inc.

Substitute Trustee's Mailing Address: P.O. Box 9662, Amarillo, Texas 79105-9662

Original Beneficiary: Panhandle-Plains Land Bank, FLCA

Current Beneficiary ("Lender"): Plains Land Bank, FLCA

County Where Property Is Located: Hale County, Texas

Recording Information: Volume 1046, Page 2513, of the Official Public Records of Hale County, Texas

Original Property: The real property described in Exhibit "A" attached hereto

Released Property: The real property described in Exhibit "B" attached hereto

Property: All of the Original Property SAVE AND EXCEPT the Released Property

NOTE:

Date: June 19, 2007

Amount: \$2,000,000.00

Debtor: Halfway CO-OP Gin

Original Holder: Panhandle-Plains Land Bank, FLCA

Current Holder ("Lender"): Plains Land Bank, FLCA

Date of Sale of Property (first Tuesday of month): Tuesday, March 2, 2021

Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Hale County Commissioners Court as the official location for real property foreclosure sales.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, Lender has requested Substitute Trustee to sell the Property.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real and personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust, the Texas Property Code and the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

PLA SERVICES, INC., Substitute Trustee

By: Kimberly Warminski
Kimberly Warminski, Vice President

STATE OF TEXAS §
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COUNTY OF POTTER §

This instrument was acknowledged before me on the 4th day of February, 2021, by Kimberly Warminski, Vice-President of PLA SERVICES, INC., a Texas corporation, as Substitute Trustee, on behalf of the corporation.

Holly Tillery
Notary Public, State of Texas

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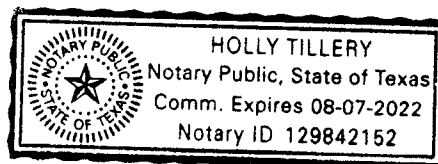


Exhibit "A"
Original Property

TRACT 1: Sixteen (16) acres of land out of the Northeast One-Fourth (NE/4) of Section No. Eleven (11), Block O, Abstract No. 299, D. & S.E.R.R. Co, Original Grantee, Certificate No. 70, James A Dickenson, Patentee, Patent No. 143, Vol. 49, dated April 8, 1880, Hale County, Texas, described by metes and bounds as follows:

BEGINNING at a point in the West line of the Northeast Quarter of said Section No. 11, which point is 60 feet South of the Northwest corner of said Northeast Quarter of said Section No. 11;

THENCE East along the South line of the right-of-way of Highway No. 70, a distance of 565 yards to the Northwest corner of a two acre tract described in deed dated May 26, 1951, from A J. Morris et ux to Loy Terry, recorded in Volume 217, Page 121, Deed Records, Hale County, Texas;

THENCE South along the West line of said two acre tract a distance of 136 2/3 yards;

THENCE West 565 yards to the West line of the Northeast Quarter of said Section No 11;

THENCE North a distance of 136 2/3 yards to the PLACE OF BEGINNING.

TRACT 2: Two (2) acres of land out of the Northeast One-fourth (NE/4) of Section No. Eleven (11), Block O, Abstract No. 299, D. & S.E.R.R. Co, Original Grantee, Certificate No. 70, James A Dickenson, Patentee, Patent No. 143, Vol. 49, dated April 8, 1880, Hale County, Texas, described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Section No. 11, and then go South along the East line of said Section No. 11, a distance of 50 feet, and then go West along the South line of the right-of-way of Highway No. 70, a distance of 735 feet to the PLACE OF BEGINNING of this two acre tract;

THENCE South 420 feet;

THENCE West 210 feet;

THENCE North 420 feet to the South line of the right-of-way of said Highway No. 70;

THENCE East along the South line of the right-of-way of said Highway No. 70, a distance of 210 feet to the PLACE OF BEGINNING and being the same two acres described in deed dated May 26, 1951, from A.J. Morris et ux to Loy Terry, recorded in Volume 217 Page 121, Deed Records, Hale County, Texas.

SAVE AND EXCEPT a 50 feet x 128 feet tract out of the Northeast quarter (NE/4) of Section No. 11, Block O, Hale County, Texas, described by metes and bounds as follows:

BEGINNING at a point in the West line of the Northeast quarter (NE/4) of Section No. 11, which point is 60 feet South of the Northwest corner of said Northeast quarter (NE/4) of said Section No. 11;

THENCE East along the South line of the right-of-way of U.S. Highway No. 70, a distance of 128 feet;

THENCE South 50 feet;

THENCE West 128 feet to the West line of the Northeast One Fourth of said Section No. 11;

THENCE North a distance of 50 feet to the PLACE OF BEGINNING.

Including all attached improvements, equipment, facilities or other machinery, of every kind and description, used in the cotton ginning operation of the Debtor.

Exhibit "B"
Released Property

Being a 1.46 acre tract out of the North part of the NE Quarter of Section 11, Block O, Hale County, Texas:

Beginning at a 1/2" rod set in the South right of way line of US Highway 70, said rod being 1867.32' West and 60' South of the NE Corner of Survey 11, Block O, Hale County, Texas, from which a 5/8" rod found for the NW corner of a 3 acre tract (Volume 662, P. 47, HCDR) bears East 1132.32';

Thence West 287.25' to a set 1/2" rod;

Thence S. 1°40'11" W. 219.23' to a set 1/2" rod;

Thence East, at 121' pass 5' South of a trash pit, in all, 293.64' to a set 1/2" rod;

Thence North 219.13' to the POINT OF BEGINNING.