

#19

NOTICE OF TRUSTEE'S SALE

DATE: July 11, 2023

PROMISSORY NOTE: Promissory Note described as:

Date: September 30, 2014

Maker: J-Cap Manufacturing, LLC, a Texas limited liability company, Christopher J. Williams and Margaret A. Williams, Individually

Payee: James Polk Stone Community Bank

Principal Amount: \$106,227.60

DEED OF TRUST: Real Estate Deed of Trust described as:

Date: November 8, 2010

Grantor: Christopher J. Williams and Margaret A. Williams, husband and wife

Trustee: John S. Nelson

Beneficiary: James Polk Stone Community Bank

Recording Information: Recorded in/under Doc Number: 2010-5265 of the Official Public Records of Gaines County, Texas

Property: See Exhibit "A" attached hereto and incorporated herein by reference.

Trustee: John S. Nelson

Trustee's Mailing Address: P. O. Drawer 700
Roswell, NM 88202-0700

Substitute Trustee: Michael Hicks, M. Andrew Stewart or Brad Odell

Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

August 1, 2023, being the first Tuesday of the month, to commence at 1:00 PM, or within three hours thereafter.

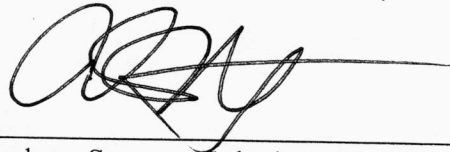
FILED
JUL 11 2023 2:00 p.m.
 Terri Berry, County Clerk
 Gaines County, Texas.
 BY Alissa Rodriguez
 Deputy

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The West porch of the Gaines County Courthouse leading into the middle landing from the West door or other such location as designated by the County Commissioners of Gaines County, Texas.

James Polk Stone Community Bank, a New Mexico bank, 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, James Polk Stone Community 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 James Polk Stone Community 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.

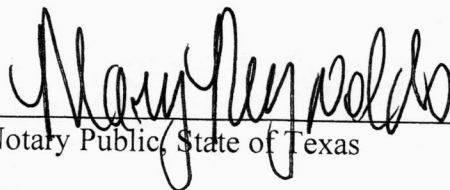


M. Andrew Stewart, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on July 11, 2023, by M. Andrew Stewart, Substitute Trustee.



Notary Public, State of Texas

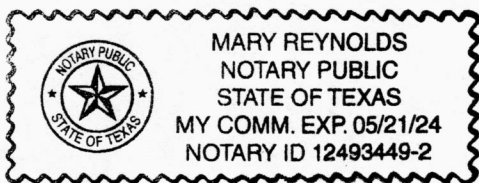


EXHIBIT "A"

A 4.29 acre tract of land located in the Southwest one-fourth (SW/4) of Section 482, Block G, C.C.S.D. & R.G.N.G. R.R. Co. Survey, Gaines County, Texas, and is more particularly described as follows;

BEGINNING at a $\frac{3}{4}$ " iron pipe with plug marked "RPS 1690" set in the South line of said Section 482 for the Southwest corner of this tract, from which a railroad spike in a North-South paved County road at the Southwest corner of said Section 482 bears West 1491.4 feet;

THENCE East, along the South line of said Section 482, a distance of 300.0 feet to a $\frac{3}{4}$ " iron pipe with plug marked "RPS 1690" at the Southwest corner of that certain 10 acre tract of land conveyed by Berl Ancell to Goodpasture Grain & Milling Co., Inc. by deed dated May 6, 1963 and recorded in Vol. 240, Page 95, of the Gaines County Deed Records, and for the Southeast corner of this tract;

THENCE North, along the West line of said Goodpasture 10 acre tract, 610.8 feet to a $\frac{3}{4}$ " iron pipe with plug marked "RPS 1690" set in the Southerly right-of-way line of U.S. Highway 62 and 180 for the Northeast corner of this tract;

THENCE N. 85 deg. 07' 20" W., along said right-of-way line, 301.09 feet to a $\frac{3}{4}$ " iron pipe for the Northwest corner of this tract;

THENCE South 636.4 feet to the place of beginning;

SAVE AND EXCEPT all oil, gas and other minerals.