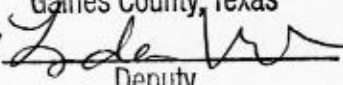


#24

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

JUN 16 2026 **FILED** 4:07 p m
Terri Berry, County Clerk
Gaines County, Texas
BY  Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 15, 2026

Substitute Trustee: Reuben L. Hancock

Substitute Trustee's Address: 7480 Golden Pond Place, Suite 200, Amarillo, Texas 79121

Mortgagee: Happy State Bank, a division of Centennial Bank, an Arkansas state bank

Note: COMMERCIAL PROMISSORY NOTE dated August 19, 2019, executed by Johan F. Neufeld and Helena Heinrichs Neufeld and payable to the order of Lender in the original principal amount of \$184,000.00 ("**Note 1**"); and
PROMISSORY NOTE dated January 28, 2022, executed by Borrower and payable to the order of Lender in the original principal amount of \$861,592.00 ("**Note 2**")

Deed of Trust Details:

- **Date:** August 19, 2019
- **Grantor:** JOHAN F NEUFELD and HELENA HEINRICHS NEUFELD
- **Mortgagee/Beneficiary:** Happy State Bank
- **Recording Information:** Document Number 2019-04724, filed and recorded in the Official

Public Records of Gaines County, Texas.

Property: The real property located in Gaines County and described on Exhibit A, attached hereto and incorporated herein by reference.

County: Gaines County, Texas

Date of Sale (first Tuesday of month): July 7, 2026

Time of Sale: 1:00 P.M. or within three hours thereafter.

Place of Sale: IN THE AREA BOUNDED BY THE WEST BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE MIDDLE LANDING OF THE INSIDE STAIRS LEADING INTO THE COURTHOUSE FROM THE WEST DOOR in Gaines County, Texas, or, if the preceding area is no longer the area designated by the Gaines County Commissioner's Court, at the area most recently designated by the Gaines County Commissioner's Court.

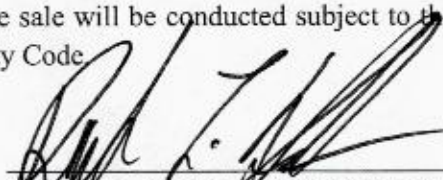
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE

UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Mortgagee has appointed Reuben L. Hancock as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note due to the uncured defaults of the Grantor.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

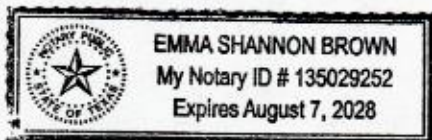


Reuben L. Hancock, Substitute Trustee
By: Reuben L. Hancock, Attorney for Mortgagee
7480 Golden Pond Place, Suite 200
Amarillo, Texas 79121

STATE OF TEXAS

COUNTY OF RANDALL

This instrument was acknowledged before me on June 15, 2026, by Reuben L. Hancock.



Notary Public, State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION

Forty (40) acres of land out of the Southwest Quarter of Survey No. 11, in Block A-7, Public School Land, Patent No. 31, Vol. 72A, in Gaines County, Texas, described as beginning at the Southwest corner of said Survey No. 11; thence along the West line of said Survey No. 11, North 0 deg. 13 min. West, 1320 feet; thence East, parallel with the South line of said Survey No. 11, a distance of 1320 feet; thence South 0 deg. 13 min. East, parallel with the West line of said Survey No. 11, a distance of 1320 feet, to the South line of said Survey No. 11, thence West, along the South line of said Survey No. 11, a distance of 1320 feet to the place of beginning of this said 40 acre of land; SAVE AND EXCEPT that portion thereof described in and conveyed by Deed from Anderson, Clayton & Co. to the State of Texas dated February 20, 1953, recorded in Vol. 123, Page 81, Deed Records of Gaines County, Texas;

SAVE AND EXCEPT a 1.33 acre tract of land out of the Northwest corner of that certain 40 acre tract of land described in deed from Anderson, Clayton & Co., a Delaware corporation, to State Line Gins, Inc. dated September 19, 1961, and recorded in Volume 215, Page 595, Deed Records of Gaines County, Texas, being located in the SW/4 of Section 11, Block A-7, Public School Land, Gaines County, Texas, said 1.33 acre tract being more particularly described as follows: BEGINNING at a spindle set in the West line of said Section 11, for the Northwest corner of said 40 acre tract and for the Northwest corner of this tract, from which a 1/2" iron rod found for the Southwest corner of said Section 11 bears S.02° 07'03"W. 1320.00 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);

THENCE S.87°34'25"E., along the North line of said 40 acre tract, at 50.00 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" found in the Easterly right-of-way line of Paved County Road 243, (R/W V. 134, P. 322, D.R.) in all 278.26 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Northeast corner of this tract;

THENCE S.02°07'03"W. 208.70 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Northeast corner of another 1.33 acre tract and for the Southeast corner of this tract;

THENCE N.87°34'25"W., at 228.26 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in said Easterly right of way line of Paved County Road 243, in all 278.26 feet to the West line of said Section 11, for the Northwest corner of said other 1.33 acre tract and for the Southwest corner of this tract;

THENCE N.02°07'03"E., along the West line of said Section 11, a distance of 208.70 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT a 1.33 acre tract of land out of the Northwest part of that certain 40 acre tract of land described in deed from Anderson, Clayton & Co., a Delaware corporation, to State Line Gins, Inc. dated September 19, 1961, and recorded in Volume 215, Page 595, Deed Records of Gaines County, Texas, being located in the SW/4 of Section 11, Block A-7, Public School Land, Gaines County, Texas, said 1.33 acre tract being more particularly described as follows:

BEGINNING at a point in the West line of said Section 11, for the Northwest corner of another 1.33 acre tract and for the Southwest corner of this tract, from which a 1/2" iron rod found for the Southwest corner of said Section 11 bears S.02° 07'03"W. 902.60 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);

THENCE S.87°34'25"E., at 50.00 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" found in the Easterly right-of-way line of Paved County Road 243, (R/W V. 134, P. 322, D.R.) in all 278.26 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Northeast corner of said other 1.33 acre tract and for the Southeast corner of this tract;

THENCE N.02°07'03"E. 208.70 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Northeast corner of another 1.33 acre tract and for the Southeast corner of this tract;

THENCE N.87°34'25"W., at 228.26 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in said Easterly right of way line of Paved County Road 243, in all 278.26 feet to the West line of said Section 11, for the Southwest corner of said other 1.33 acre tract and for the Northwest corner of this tract;

THENCE S.02°07'03"W., along the West line of said Section 11, a distance of 208.70 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT a 1.33 acre tract of land out of the Northwest corner of that certain 40 acre tract of land described in deed from Anderson, Clayton & Co., a Delaware corporation, to State Line Gins, Inc. dated September 19, 1961 and recorded in Volume 215, Page 595, Deed Records of Gaines County, Texas, being located in the SW/4 of Section 11, Block A-7, Public School Land, Gaines County, Texas, said 1.33 acre tract being more particularly described as follows:

BEGINNING at a spindle set in the West line of said Section 11, for the Southwest corner of this tract, from which a 1/2" iron rod found for the Southwest corner of said Section 11 bears S.02°07'03"W. 693.90 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);

THENCE N.02°07'03"E., along the West line of said Section 11, a distance of 208.70 feet to the Southwest corner of

another 1.33 acre tract and the Northwest corner of this tract;

THENCE S.87°34'25"E., at 50.00 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" found in the Easterly right-of-way line of Paved County Road 243, (R/W V. 134, P. 322, D.R.) in all 278.26 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Southeast corner of said other 1.33 acre tract and for the Northeast corner of this tract;

THENCE S.02°07'03"W. 208.70 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Southeast corner of this tract;

THENCE N.87°34'25"W., at 228.26 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in said Easterly right of way line of Paved County Road 243, in all 278.26 feet to the PLACE OF BEGINNING;

SAVE & EXCEPT all oil, gas, and other minerals.