

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE OF SALE: Tuesday, January 5, 2021.

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: The sale will take place at the door of the Andrews County Courthouse or such other place that may have been designated for foreclosure sales by the Commissioner's Court of Andrews County, Texas, between 10:00 a.m. and 1:00 p.m.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Deed of Trust (the "Deed of Trust")

DATE: April 17, 2015

GRANTOR: A&I Foods Inc.

BENEFICIARY: American Momentum Bank, successor in interest to Commercial State Bank

TRUSTEE: John E. Grist

RECORDING INFORMATION: Document No. 15-1803, Official Public Records of Andrews County, Texas

PROPERTY DESCRIPTION: Described on Exhibit A attached hereto and incorporated herein

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Promissory Note

DATE: April 17, 2015

FACE AMOUNT: \$200,000.00

MAKER: A&I Foods Inc.

PAYEE: American Momentum Bank, successor in interest to Commercial State Bank

SUBSTITUTION OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Substitute Trustee

NAME OF SUBSTITUTE TRUSTEE: Lori M. Ruiz and/or Jimmy W. Peacock and/or Alex Reynolds
3800 East 42nd Street, Suite 500
Odessa, Texas 79762

Default has occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the indebtedness secured by the Deed of Trust has been accelerated and such indebtedness is now wholly due and payable.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

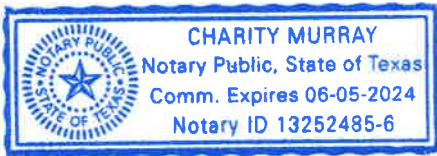
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 15th day of December, 2020.

Lori M. Ruiz

Lori M. Ruiz
Substitute Trustee

STATE OF TEXAS §
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COUNTY OF ECTOR §

This instrument was acknowledged before me on the 15th day of December, 2020, by Lori M. Ruiz, Substitute Trustee, who acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Charity Murray
Notary Public

EXHIBIT A

Being 48052 square feet of land out of a 41.35 acre survey out of Section 4, Block A-44, P.S.L., Andrews County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" I.R. set for the S.W. corner of this tract from whence the S.W. corner of said Section 4 bears S 74° 34' 38" W a distance of 894.28 feet, S 16° 01' 35" a distance of 119.17 feet, and S 74° 22' 08" W a distance of 187.18 feet;

THENCE, N 16° 01' 35" W a distance of 318.08 feet to a 3/8" I.R. set in the South R.O.W. line of Albright Road;

THENCE, Northeasterly with a curve to the left, having a radius of 2912.28 feet a distance of 153.27 feet to a 2" Pipe Post for the N.E. corner of this tract, same being the N.W. corner of a 3.00 acre tract;

THENCE, S 16° 01' 35" E with the West line of said 3.00 acre tract a distance of 310.03 feet to a 3/8" I.R. found for the S.E. corner of this tract, same being the S.W. corner of the said 3.00 acre tract;

THENCE, S 74° 34' 39" W a distance of 153.06 feet to the place of beginning;

Containing 48052 square feet of land.

RECEIVED
2020 DEC 15 A 11:42
VIRMI SCOTT
COUNTY CLERK
ANDREWS COUNTY