

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: March 9, 2017

GRANTOR: A & I Foods, Inc.

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

TRUSTEE: John E. Grist

RECORDING INFORMATION: Document No. 17-2101, 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: March 9, 2017

FACE AMOUNT: \$148,000.00

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.

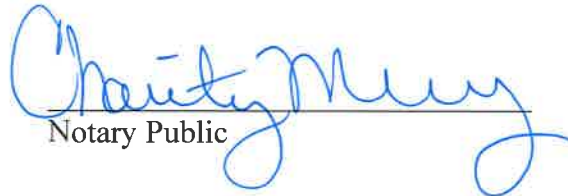
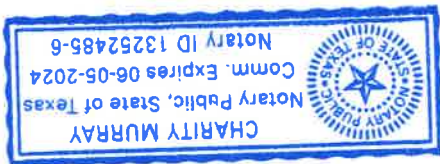
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 15th day of December, 2020.



Lori M. Ruiz
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.



Notary Public

EXHIBIT A

The Surface Estate Only of a 0.669 acre tract of land out of the SW/4 of Section 17, Block A-45, P.S.L., Andrews County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the point of intersection of the East R.O.W. line of State Highway No. 51 and the North line of the SW/4 of Section 17, Block A-45, P.S.L., Andrews County, Texas, from whence the NW corner of the SW/4 of said Section 17, bears S. 74°36'30" W a distance of 80.8 feet;

Thence S. 14°56' E along the East R.O.W. line of State Highway No. 51, a distance of 200.0 feet to a point for the NW corner and beginning point of this survey;

Thence N. 74°36'30" W a distance of 140.0 feet to a point for the NE corner of this survey;

Thence S. 14°56' E a distance of 208.05 feet to a point for the SE corner of this survey;

Thence S. 74°36'30" W a distance of 140.00 feet to a point in the East R.O.W. line of State Highway No. 51 for the SW corner of this survey;

Thence W. 14°56' W. along the East R.O.W. line of said Highway a distance of 208.05 feet to the place of beginning.

Containing 0.669 acre of land.

RECEIVED
2020 DEC 15 A 11:43
VICKI SCOTT
COUNTY CLERK
ANDREWS COUNTY