

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: November 2, 2016

GRANTOR: Andy G. Martinez and Isabel Martinez

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

TRUSTEE: John E. Grist

RECORDING INFORMATION: Document No. 16-4106, 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: November 2, 2016

FACE AMOUNT: \$330,000.00

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

TRACT ONE: A 2.25 acre tract of land located in the SW/4 of Section 17, Block A-45, Public School Land, Andrews County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap marked "WHERE ON EARTH RPLS 4983" set in the Westerly right-of-way line of NE 1st Street (right-of-way recorded in Volume 262, Page 609, Deed Records), at the most Easterly-Southeast corner of an alleyway (right-of-way recorded in Volume 273, Page 274, Deed Records), for the Northeast corner of this tract, from which a 1" iron pipe set by C.A. Tubbs, State Surveyor, found at the patented Northeast corner of said SW/4 bears N. 15°00'07"W. 270.58 feet and N. 74°34'41'E. 2278.86 feet; (Bearings are compared to a true meridian passing through the Andrews County Courthouse.)

THENCE S. 14°58'09"E., along said Westerly right-of-way line of NE 1st Street, 699.41 feet to a 1/2" iron rod with cap marked "WHERE ON EARTH RPLS 4983" set at the Northeast corner of that certain 0.386 acre tract of land conveyed by Deed from Ruth Davidson and N.G. Watkins to J.T. Mobley, recorded in Volume 395, Page 75, Deed Records, for the Southeast corner of this tract;

THENCE S. 75°00'40"W., along a line 1610.00 feet Northerly of and parallel with the Northerly right-of-way line of NE Avenue K (right-of-way recorded in Volume 127, Page 424, Deed Records), 140.00 feet to a 1/2" iron rod with cap marked "WHERE ON EARTH RPLS 4983" set in the Easterly right-of-way line of said alleyway, at the Northwest corner of said Mobley tract, for the Southwest corner of this tract;

THENCE N. 14°58'09"W., along said Easterly right-of-way line of alleyway, 698.26 feet to a 1/2" iron rod with cap marked "WHERE ON EARTH RPLS 4983" set at a corner of said alleyway, for the Northwest corner of this tract;

THENCE N. 74°32'21"E, along a Southerly right-of-way line of said alleyway, 140.00 feet to the PLACE OF BEGINNING.

TRACT TWO: Being 0.16 acre out of the SW/4 of Section 17, block A-45, P.S.L., Andrews County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of this tract from whence the Northwest corner of the SW/4 of Section 17 bears North 14°57' 16" West 201.0 feet South 74°37'04" W 240.8 feet;

THENCE North 74°27'22" East a distance of 140.0 feet to the Northeast corner of this tract, on the west line of Northeast 1st Street;

THENCE South 14°57'16" East, with the west line of Northeast 1st Street, a distance of 50.0 feet to the Southeast corner;

THENCE 74°27'22" West, a distance of 140.0 feet to the Southwest corner;

THENCE North 14°57'16" West, a distance of 50.0 feet to the place of beginning, containing 0.16 acres of land.

RECEIVED
2020 DEC 15 A 11:44
VICINI SCOTT
COUNTY CLERK
ANDREWS COUNTY