

FILED FOR RECORD

10 MAR 11 2019

Return to: J. Mark Wagnon, Jenkins, Wagnon and Young, P.C., P.O. Box 420, Lubbock, TX 79408-0420  
Dawson County Clerk 2:30 pm

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** March 8, 2019  
**Substitute Trustee:** J. Mark Wagnon  
**Lender:** Lone Star State Bank of West Texas  
**Holder:** Lone Star State Bank of West Texas  
**Note:**  
**Date:** March 10, 2014  
**Maker:** Terry and Sherri Adcock Joint Venture  
**Payee:** Lone Star State Bank of West Texas  
**Original Principal Amount:** \$1,095,555.00

**Deed of Trust**

**Date:** March 10, 2014  
**Grantor:** Terry Dee Adcock and Sherrilyn Adcock  
**Lender:** Lone Star State Bank of West Texas

**Recording information:** Deed of Trust recorded as Instrument No. 1287, in Volume 736, Pages 113 through 120 in the Official Public Records of Dawson County, Texas.

**Property:**  
See attached "Exhibit A".

County: Dawson County, Texas

Date of Sale (first Tuesday of month): April, 2 2019

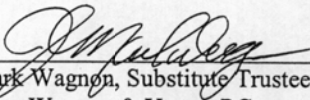
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Dawson County, Texas local time, and the sale shall not begin later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Dawson County, Texas

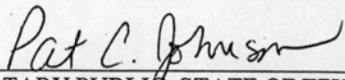
Holder has appointed J. Mark Wagnon as Substitute Trustee under the Deed of Trust. Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

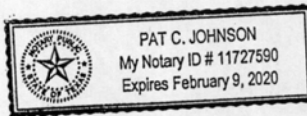
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Substitute Trustee nor Holder make any representation or warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.

  
\_\_\_\_\_  
J. Mark Wagnon, Substitute Trustee  
Jenkins Wagnon & Young PC  
1623 10<sup>th</sup> Street  
Lubbock, Texas 79401

SUBSCRIBED AND SWORN TO BEFORE ME by  
the said J. Mark Wagnon, on the 8 day of March, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



"EXHIBIT A"

TRACT 1:  
THE SURFACE ESTATE ONLY OF THE NORTHEAST ONE-FOURTH (NE/4) OF SECTION 49, BLOCK 35, T-6-n, C.C.S.D. & R.G.N.G. RAILWAY COMPANY SURVEY, DAWSON COUNTY, TEXAS.

TRACT 2:  
THE SURFACE ONLY OF 320 ACRES OF LAND BEING THE SOUTH ONE-HALF (S/2) OF SECTION 27, BLOCK 35, TOWNSHIP-6-NORTH, GEORGETOWN RY. CO., CERTIFICATE NUMBER 48, ABSTRACT NUMBER 320, PATENT NO. 45, VOLUME 51, DATED 01/16/1880.

TRACT 3:  
THE SURFACE ONLY OF THE WEST 240 ACRES OUT OF SECTION 106, BLOCK 34, TOWNSHIP 7 NORTH, D & SE RY. CO. SURVEY, DAWSON COUNTY, TEXAS; SAVE AND EXCEPT A 3 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED IN A DEED FROM D.L. ADCOCK TO WAYNE VANDIVERE, DATED FEBRUARY 8, 1979, RECORDED IN VOLUME 332, PAGE 200, DEED RECORDS, DAWSON COUNTY, TEXAS.

TRACT 4:  
THE SURFACE ONLY OF THE WEST ONE-HALF (W/2) OF THE NORTHWEST ONE-FOURTH (NW/4) OF SECTION TWENTY-ONE (21), BLOCK 35, TOWNSHIP-4-NORTH (T-4-N), T & P RAILWAY CO. SURVEY, IN DAWSON COUNTY, TEXAS; AND BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM SHERRILYN SCOTT ADCOCK, INDEPENDENT EXECUTOR OF THE ESTATE OF EWELL KENNITH SCOTT, DECEASED, ET AL TO BRADLEY KEN SCOTT DATED FEBRUARY 1, 2000, AND \*RECORDED IN VOLUME 497, PAGE 259, OF THE DEED RECORDS, DAWSON COUNTY, TEXAS; AND BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM BRADLEY KEN SCOTT TO ADCOCK GIN CO. DATED APRIL 18, 2003 AND RECORDED IN VOLUME 521, PAGE 785, OF THE DEED RECORDS, DAWSON COUNTY, TEXAS.

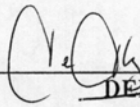
TRACT 5:  
THE SURFACE ONLY OF THE EAST ONE-HALF (E/2) OF THE NORTHWEST ONE-FOURTH (NW/4) OF SECTION TWENTYONE (21), BLOCK 35, TOWNSHIP-4-NORTH (T-4-N), T & P RAILWAY CO. SURVEY, IN DAWSON COUNTY, TEXAS; AND BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM SHERRILYN SCOTT, ADCOCK, INDEPENDENT EXECUTOR OF THE ESTATE OF EWELL KENNITH SCOTT, DECEASED, ET AL TO WESLEY KEN SCOTT DATED FEBRUARY 1, 2000, AND RECORDED IN VOLUME 497, PAGE 263, OF THE DEED RECORDS, DAWSON COUNTY, TEXAS; AND BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM WESLEY KEN SCOTT TO CAROLANN LEE DATED JULY 17, 2002, AND RECORDED IN VOLUME 521, PAGE 787, OF THE DEED RECORDS, DAWSON COUNTY, TEXAS; AND BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM CAROLANN LEE TO ADCOCK GIN CO. DATED APRIL 8, 2003, AND RECORDED IN VOLUME 521, PAGE 789, OF THE DEED RECORDS, DAWSON COUNTY, TEXAS.

TRACT 6:  
THE SURFACE ONLY OF ALL OF THE NORTH 400 ACRES OF SECTION THIRTY-SIX (36), BLOCK THIRTY-FIVE (35), T-6-N, GEORGETOWN RAILWAY COMPANY SURVEY, IN DAWSON COUNTY, TEXAS.

SAVE & EXCEPT-A THREE (3) ACRE TRACT OF LAND DESCRIBED IN DEED TO JOSE GUAJARDO, ET UX, RECORDED IN VOLUME 313, AT PAGE 362, OF THE DEED RECORDS OF DAWSON COUNTY, TEXAS.

SAVE & EXCEPT- A THREE (3) ACRE TRACT OF LAND DESCRIBED IN DEED FROM LAMESA REPORTER, INC., ET AI, TO ADCOCK FARMING CO., RECORDED IN VOLUME 461, AT PAGE 691, OF THE DEED RECORDS OF DAWSON COUNTY, TEXAS.

FILED FOR RECORD this, the 11<sup>th</sup> day of March, 2019 at 2:30 p. M.  
RECORDED this the 11<sup>th</sup> day of March, 2019.  
CLARE CHRISTY, COUNTY CLERK  
DAWSON COUNTY, TEXAS

  
\_\_\_\_\_  
DEPUTY