

FILED FOR RECORD

16 MAR 11 2019

Return to: J. Mark Wagnon, Jenkins, Wagnon and Young, P.C., P.O. Box 420, Lubbock, TX 79408-0420 *Done Cheryl J. 3:30 pm.*

DAWSON COUNTY CLERK

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: June 4, 2015
Maker: Terry and Sherri Adcock Joint Venture
Payee: Lone Star State Bank of West Texas
Original Principal Amount: \$1,558,126.00

Deed of Trust

Date: June 4, 2015
Grantor: Terry Dee Adcock and Sherrilyn Adcock
Lender: Lone Star State Bank of West Texas

Recording information: Deed of Trust recorded as Instrument No. 1787, in Volume 770, Pages 140 through 146 in the Official Public Records of Dawson County, Texas.

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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.

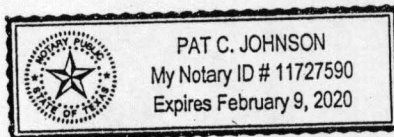
J. Mark Wagnon

J. Mark Wagnon, Substitute Trustee
Jenkins Wagnon & Young PC
1623 10th Street
Lubbock, Texas 79401

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

Pat C. Johnson

NOTARY PUBLIC, STATE OF TEXAS



"EXHIBIT A"

THE SURFACE ONLY OF A 100.01 ACRE TRACT OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 26, BLOCK 35, TOWNSHIP 6 NORTH, C.C.S.D. & R.G.N.G. RY. CO. SURVEY, DAWSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP MARKED "RPLS 4983" FOUND IN CENTERLINE OF GRADED COUNTY ROAD INTERSECTION EAST -WEST AND SOUTH, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 12 DEGREES 41'30" E., ALONG GRADED COUNTY ROAD AND ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 2845.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR THE SOUTHEAST CORNER OF THIS TRACT (ALL BEARING ARE COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, ALL DISTANCES ARE TRUE AT AN AVERAGED SURFACE ELEVATION);

THENCE S. 77 DEGREES 18' 30" W., AT 30.00 FEET PASS A SET 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING", IN ALL 170.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET OF THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 74 DEGREES 00' 46" W. 545.69 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR A CORNER OF THIS TRACT;

THENCE N. 41 DEGREES 14' 02" W. 473.13 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR A CORNER OF THIS TRACT;

THENCE S. 61 DEGREES 30' 47" W. 304.70 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR A CORNER OF THIS TRACT;

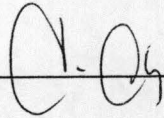
THENCE N. 39 DEGREES 57' 48" W. 1728.55 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR A CORNER OF THIS TRACT;

THENCE N. 48 DEGREES 34' 38" W. 320.25 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR A CORNER OF THIS TRACT;

THENCE N. 57 DEGREES 00' 39" W., AT 605.14 FEET PASS A SET 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING", IN ALL 640.14 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET IN GRADED COUNTY ROAD AND IN THE NORTH LINE OF SAID SECTION 26, FOR THE NORTHWEST CORNER OF THIS TRACT. FROM WHICH A 1/2" IRON ROD WITH REMNANT OF OLD CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION 26 BEARSS. 77 DEGREES 23' 02" W. 2671.74 FEET;

THENCE N. 77 DEGREES 23' 02" E., ALONG SAID COUNTY ROAD AND ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 2595.00 FEET TO THE PLACE OF BEGINNING.

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


DEPUTY