

Notice of Trustee's Sale

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Date: May 3, 2022

Original Trustee: Bruce L. Harlan

Grantors: Les Bear and Sherri Bear, husband and wife

Original Beneficiary: Faver Family Farms, Inc.

Current Beneficiaries: East Streety Faver, Inc. (50%) and West Streety Faver, Inc. (50%)

Note Dated: June 17, 2011

Original Principal Sum: \$43,000.00

Deed of Trust:

Deed of Trust recorded in Volume 673, Page 41 of the Official Public Records of Lamb County, Texas.

Property:

40.7935 acres in Labor 20, League 657, State Capitol Land, Abstract No 335, as more fully described in Exhibit "A", attached hereto.

County: Lamb

Substitute Trustee: Chad Smith

Substitute Trustee's Address: 8008 Slide Road, Ste. 33, Lubbock, Texas 79424.

Date of Sale (first Tuesday of month): June 7, 2022

FILED FOR RECORD  
2022 MAY -3 PM 5:59  
COUNTY CLERK LAMB CO. TX  
66658

Time of Sale: Notice is Hereby Given that on the Date of Sale, specifically, such sale to begin at 10:00 o'clock a.m., or not later than three hours after such time, at the place designated by the Lamb County Commissioners Court as the area where sales pursuant to Deeds of Trust or other contract liens are take place, to the highest bidder for cash or, if no area is designated by the commissioners court, the steps at the front doors on the North side of the Lamb County Courthouse, 100 6<sup>th</sup> Drive, Littlefield, Texas 79339.

Chad Smith is the Substitute Trustee under the Deed of Trust and has been appointed by the Current Beneficiaries under the Deed of Trust. Beneficiaries have instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and subject to any prior liens. There will be no Warranty relating to title, possession, quiet enjoyment, or the like for the property in this disposition. The sale will begin at the Time of Sale or not later than three hours thereafter.

This Notice of Trustee's Sale is also being sent to:


Lamb County Appraisal District, PO Box 950, Littlefield, Texas 79339

EXECUTED this the 2nd day of May, 2022.

  
\_\_\_\_\_  
Chad Smith, Substitute Trustee

THE STATE OF TEXAS §  
  §  
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 3rd day of May, 2022, by Chad Smith as Substitute Trustee on behalf of the current beneficiaries.

  
\_\_\_\_\_  
Notary Public, State of Texas

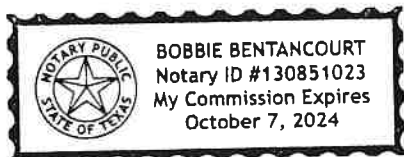


EXHIBIT "A"

40.7935 acres in Labor 20, League 657, State Capitol Land, Abstract No 335, and more fully described as:

BEGINNING at a 3/8" IR set in the S/line of Labor 20, League 657, State Capitol Land, S 89° 23' 32" E, a distance of 2,074.70 feet from a 3/4" IR found for the SW corner of Labor 20;

THENCE N 0° 27' 44" E, a distance of 235.43 feet to a 3/8" IR set for a corner of this tract;

THENCE N 28° 45' 05" W, a distance of 1289.09 feet to a 3/8" IR set for a corner of this tract;

THENCE N 56° 41' 26" E, a distance of 757.20 feet to a 3/8" IR set for a corner of this tract;

THENCE N 70° 00' 12" E, a distance of 154.99 feet to a 3/8" IR set for a corner of this tract;

THENCE N 89° 42' 52" E, a distance of 268.63 feet to a 3/8" IR set for a corner of this tract;

THENCE N 6° 00' 08" E, a distance of 293.04 feet to a 3/8" IR set for a corner of this tract;

THENCE N 89° 08' 10" E, a distance of 227.18 feet to a 3/8" IR set in W/line of FM Highway 1072 ROW for a corner of this tract;

THENCE S 0° 38' 38" W, along W/line of FM Highway 1072 ROW, a distance of 2,137.77 feet to a 3/8" IR set in the S/line of Labor 20, League 657, State Capitol Land, for a corner of this tract.

THENCE N 89° 23' 28" W, along the S/line of Labor 20, a distance of 662.72 feet to the PLACE OF BEGINNING