

F20220013

NOTICE OF SUBSTITUTE 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 service to the sender of this notice immediately.

Date of Security Instrument: January 22, 2021

Grantor(s): CP Assets Limited
CP 41 (TX), LLC

Original Mortgagee: Mobigator (H.K.) Limited

Current Mortgagee: Mobigator (H.K.) Limited

Recording Information: Instrument # 281912, Official Public Records, Terry County, Texas.

Date of Sale: July 05, 2022

Time of Sale: 01:00 PM or not later than three hours after that time.

Place of Sale: In the main lobby by the north entrance of the Terry County Courthouse near the bulletin board, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

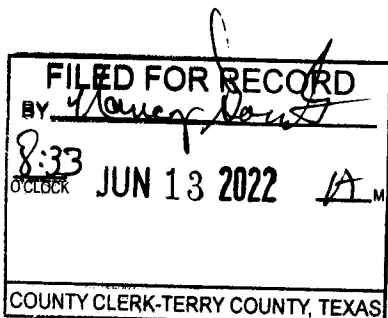
Legal Description of property to be sold:

See attached Exhibit A

Terms of sale: Cash

Ronald Byrd

Ronald Byrd or Maureen S. Kersey, Trustee
c/o KARLSENG, LEBLANC & RICH, LLC
19111 N. Dallas Parkway, Suite 120
Dallas, TX 75287
(972) 733-3800



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Vol. 22 Pg. 31

Attachment A

The surface estate only in and to all that certain 4.378 acres of land, described in the deed to The Sibley Family Trust (50% interest) recorded in Volume 871, Page 660, Deed Records of Terry County, Texas (D.R.T.C.T.), and also in the deed to Gary W. Sibley & Kenneth D. Sibley, Co-Trustees of GWS Trust (50% interest), recorded in Volume 872, Page 288, D.R.T.C.T., in Section 102, Block T, D & W Railway Company Survey, City of Brownfield, Terry County, Texas and more particularly described by metes and bounds as follows: (all bearings based on the east line of said deed to The Sibley Family Trust)

BEGINNING at a 1/2" iron rod found for the northeast corner of the herein described tract, common to a southeast corner of a 20' alley described in a deed as Alley III, recorded in Volume 306, Page 473, D.R.T.C.T., in the west right-of-way line of Cub Street (measured 59.6');

THENCE South 02° 16' 09" West - 556.13' along the west line of said Cub Street, common to the east line of the herein described tract, to a 1/2" iron rod (bent) found for the southeast corner of the herein described tract, in the north right-of-way line of Old Lamesa Road (an apparent 80' right-of-way), and from which point the southwest corner of Block 9-A, Sunset Heights Addition, recorded in Volume 361, Page 497, D.R.T.C.T., bears South 53° 59' 11" East - 71.74';

THENCE North 53° 59' 11" West, passing a 1/2" iron rod with a cap stamped "SPRY" set at a distance of 530.74', and continuing for a total distance of 588.65' along the north right-of-way line of said Old Lamesa Road, common to the south line of the herein described tract, to the southwest corner of the herein described tract, in the east line of the Warren & Simmons Addition, recorded in Volume 99, Page 336, D.R.T.C.T., and from which point a 3/4" iron pipe found bears North 53° 59' 11" West - 16.30';

THENCE North 01° 59' 15" East - 222.54' along the east line of said Warren & Simmons Addition, to the northwest corner of the herein described tract, and in the south line of said Alley III;

THENCE South 88° 30' 04" East, along the north line of the herein described tract, common to the south line of said Alley III, passing a 1/2" iron rod with a cap stamped "SPRY" set at a distance of 48.00', continuing for a total distance of 490.62' to the Point of Beginning, and containing a gross acreage of 4.378 acres LESS 0.263 ACRES that are within the apparent right-of-way of Elm Street, for a net acreage of 4.115 acres.

Vol. 22 Pg 32