

HOCKLEY COUNTY
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Hockley County Clerk
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OFFICIAL RECORDING COVER PAGE

Page 1 of 6

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RETURN TO: ()
SIMS JOHN C
PO BOX 10236
LUBBOCK, TX 79408

SUBMITTED BY:
SIMS JOHN C
PO BOX 10236
LUBBOCK, TX 79408

DOCUMENT # : FC-2022-0012
RECORDED DATE: 04/04/2022 12:57:44 PM

I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.



Jennifer Palermo
Hockley County Clerk

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 12th day of January, 2021, Worley Welding Works, Inc. executed a Deed of Trust conveying to Ronald Shane Faught, Trustee, the Real Estate hereinafter described, to secure Sundown State Bank in the payment of a debt therein described, said Deed of Trust being recorded in Document 202100000160 in the Deed of Trust Records in Hockley County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of May, 2022, between 10:00 a.m. and 12:00 p.m., I will sell said Real Estate at the door of the County Court House in Levelland, Hockley County, Texas, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Hockley, State of Texas:

SEE EXHIBIT "A" ATTACHED HERETO.

WITNESS MY HAND this the 30th day of March, 2022.



John C. Sims, Substitute Trustee

Exhibit "A"**Tract 1:**

A two (2) acre tract of land out of Labor Number Two (2), in League Number Thirty (30), of the Baylor County School Lands in Hockley County, Texas and being described by metes and bounds as follows:

BEGINNING at a point 466.7 feet East of a rod which said rod bears South 89° 13' East 40 feet and South 0° 34' West 40 feet from the Northwest corner of said Labor 2; said point being the Northwest corner of this tract and being the same distance from the North line of said Labor 2 as said rod;

THENCE East 186.67 feet parallel to the North line of said Labor 2 to a point for the Northeast corner of this tract;

THENCE South parallel to the West line of said Labor 2 a distance of 466.7 feet for the Southeast corner of this tract;

THENCE West, parallel to the North line of said Labor 2 a distance of 186.67 feet for the Southwest corner of this tract and also being in the Southeast corner of a five acre tract heretofore conveyed by Irene Young to Michael W. Worley and wife, Janna Sue Worley;

THENCE North parallel to the West line of said Labor 2 and along the East line of said five acre tract a distance of 466.7 feet to the place of beginning.

Tract 2:

0.375 acres out of Labor Twenty-five (25), League Twenty-eight (28), Hood County School Land, Hockley County, Texas:

BEGINNING at a ½" IR found in the W/line of West Avenue for the SE corner of this tract, from whence a 3/8" IR found for the SE corner of Labor 28 bears S 0° 38' 13" W, a distance of 233.88 feet and S 88° 48' 18" E, a distance of 40.00 feet;

THENCE N 88° 54' 24" W, a distance of 210.27 feet to a ½" IR found for the SW corner of this tract;

THENCE N 0° 28' 21" E, a distance of 77.07 feet to a ½" IR found for the NW corner of this tract;

THENCE S 89° 00' 49" E, a distance of 210.46 feet to a ½" IR found for the NE corner of this tract;

THENCE S 0° 30' 03" W, a distance of 78.15 feet to the Place of Beginning.

Tract 3:

1.12 acres out of Labor Twenty-five (25), League Twenty-eight (28), Hood County School Land, Hockley County, Texas:

BEGINNING at a ½" IR found for the SE corner of this tract, in the W/line of West Avenue, from whence a 3/8" IR found for the SE corner of Labor 25 bears S 0° 36' 10" W, a distance of 312.03 feet and S 88° 48' 18" E, a distance of 40.00 feet;

THENCE N 89° 00' 49" W, a distance of 210.46 feet to a ½" IR found for the SW corner of this tract;

THENCE N 0° 34' 54" E, a distance of 231.90 feet to a 3/8" IR located inside an 18" Diameter Elm Tree (located by this surveyor in 1995) for the NW corner of this tract;

THENCE S 89° 13' E, a distance of 210.30 feet to a 3/8" IR found for the NE corner of this tract;

THENCE S 0° 34' 54" W, a distance of 231.96 feet to the Place of Beginning.

Tract 4:

10.60 acres located in Labor Two (2), League Thirty (30), Baylor County School Land, Hockley County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" IR found for the SW corner of the tract described in Volume 510, Page 492 of Hockley County Deed Records, 806.7 feet S of the N/line of League 30;

THENCE S 89° 03' 49" E, a distance of 949.47 feet to the NE corner of this tract;

THENCE S 0° 31' 11" W, a distance of 486.50 feet to a ½" IR set in the center of an oil field lease road for the SE corner of this tract;

THENCE N 89° 03' 49" W, at 869.47 feet pass a ½" IR set for E/line of Drill Stem Road, in all a total distance of 909.47 feet to a 3/8" bolt set for the SW corner of this tract;

THENCE N 0° 31' 11" E, a distance of 486.50 feet to the Place of Beginning.

Tract 5:

Lots Two (2) and Three (3), Block Twenty-Seven (27), Original Town of Levelland, Hockley County, Texas.

Tract 6:

A tract or parcel of land located in Hockley County, Texas, and being a five (5) acre tract out of the Northwest part of Labor Two (2) of League Thirty (30), Baylor County School Land in Hockley County, Texas, and being described by metes and bounds as follows:

BEGINNING at a rod that bears South 89°13' East 40 feet and South 0°34' West 40 feet from the Northwest corner of Labor 2, and for the Northwest corner of this tract;

THENCE South 89°13' East parallel to the North line of said Labor 2, a distance of 466.7 feet to a rod set for the Northeast corner of this tract;

THENCE South 0°34' West parallel to the West line of Labor 2, a distance of 466.7 feet to a rod set for the Southeast corner of this tract;

THENCE North 89°13' West 466.7 feet to a rod set for the Southwest corner of this tract;

THENCE North 0°34' East 466.7 feet to the place of beginning.

Tract 7:

A 3.51 acre tract of land out of Labor 2, League 30, Baylor County School Lands, Hockley County, Texas and being more particularly described as follows:

BEGINNING at a ½" rod set in the West line of Labor 2 and in a paved county road, for the Northwest corner of this survey, from whence the Northwest Corner of Labor 2 N 0°34' E, 506.7';

THENCE S 89°13' E, at 401 pass a ½" rod set for the Southwest corner of a 5.0 acre tract described in Volume 193, Page 807, Exhibit A, Deed of Trust Records, Hockley County, Texas, at 46.01 pass a fence at the occupational Southwest corner of the above described 5 acre tract, continuing along a fence a distance of 510.2' to a ½ rod set for the Northeast corner of this survey and the Southeast corner of the above described 5.0 acre tract as held on the ground;

THENCE S 0° 34' W A distance of 300.001' to a ½" rod set for the Southeast corner of this survey;

THENCE N 89° 13' W, at 465.21' pass a ½" rod set in the East ROW of a paved-county road, continuing for a total distance of 510.2' to a ½" rod set in the west line of Labor 2 and in a paved county road, for the Southwest corner of this survey;

THENCE N 0°34' East along the West line of Labor 2 and in a paved county road, a distance of 300.00' to the PLACE OF BEGINNING and containing 3.51 acres of land.

Tract 8:

14.83 acres out of Labor 2, League 30, Baylor County School Land, Hockley County, Texas, more particularly described as follows:

BEGINNING at a ½" IR set in the East line of Labor 2, for the Northeast corner of this tract from whence the Northeast corner of Labor 2 bears N 0° 32' E, a distance of 506.46 feet, and from whence a RR spike found for the Northeast corner of Labor 1, League 30, bears N 0° 32' E, a distance of 506.46 feet and S 89° 03' E, a distance of 2660.00 feet;

THENCE S 0° 32' W, a distance of 300.00 feet to a ½" IR set for the Southeast corner of this tract;

THENCE N 89° 03' W, a distance of 2158.98 feet to a ½" IR found for the Southwest corner of this tract, and the Southeast corner of the 3.51 acre tract described in Volume 510, Page 492 of Hockley County Deed Records;

THENCE N 0° 32' E, a distance of 300.00 feet to the Northwest corner of this tract and Northeast corner of 3.51 acre tract;

THENCE S 89° 03' E, a distance of 2158.98 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT

A 6.26 acre tract of land out of Labor Two(2), League Thirty (30), Baylor County School Land, Hockley County, Texas described by metes and bounds as follows:

BEGINNING at a ½" IR set in the East line of Labor 2, for the Northeast corner of this tract, from whence a RR Spike found for the Northeast corner of Labor 1, League 30, bears N 0° 32' East a distance of 506.46' and S 89°3' East a distance of 2666.00';

THENCE South 0° 32' West, a distance of 300.0' to a ½" IR set for the Southeast corner of this tract;

THENCE North 89 ° 03' W, a distance of 908.98' to ½" IR set for the Southwest corner of this tract, S 89° 03' E., 1250' from Southeast corner of the 3.51 acre tract described in Volume 510, Page 492 of Hockley County Deed Records;

THENCE North 0° 32' East, a distance 300.00' to the Northwest corner or this tract and Northeast corner of the 3.51 acre tract;

THENCE South 89° 03' East, a distance of 908.98' to the PLACE OF BEGINNING.

All of the following property of the Borrower, whether now existing or hereinafter acquired and wherever located:

All equipment, furniture, furnishings, fixtures, inventory, accounts, accounts receivable, contract rights, construction contracts, contracts, chattel paper, leases, rent, rights to payment, payment intangibles, instruments, documents, general intangibles of the Borrower, and all permits, licenses, leases, franchises, certificates, and other rights and privileges obtained in connection with that certain real property owned by the Borrower described in Exhibit "A" attached hereto and incorporated herein by reference, including all future replacements and substitutions for, betterments of, and accessions and additions to any of the foregoing.

Continued...