

NOTICE OF TRUSTEE'S SALE

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SEP 12 2023

Date: September 12, 2023

DEED OF TRUST:

SYLVIA GUERRERO
CLERK 10 COURT
HEMPHILL COUNTY TEXAS

SQ

Date: October 27, 2021

Grantor: Hall Family Feeders, LLC, a Texas limited liability company

Trustee: PLA Services, Inc.

Trustee's Mailing Address: P.O. Box 9662, Amarillo, Texas 79105-9662

Beneficiary: Vaca Corrales, LLC, a Texas limited liability company

County Where Property Is Located: Hemphill County, Texas

Recording Information: Document No. 077176 in the Official Public Records of Hemphill County, Texas.

Property Description: The property more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes.

NOTE:

Date: October 27, 2021

Amount: \$3,000,000.00

Debtor: Hall Family Feeders, LLC

Holder: Vaca Corrales, LLC

Maturity: October 1, 2031

Date of Sale of Property: Tuesday, October 3, 2023

Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Hemphill County Commissioners Court as the official location for real property foreclosure sales.

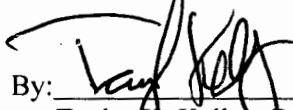
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Trustee to sell the Property. This Notice of Substitute Trustee's Sale is authorized by

Posted on 9/12/23 @ 4:01 PM by Seciah Quezada, Deputy Clerk 'Sylvia Clerk'

that certain Agreed Order Granting Motion of Vaca Corrales, LLC for Relief from Automatic Stay, dated August 16, 2023, in Case No. 23-20134-rlj7, in the United States Bankruptcy Court Northern District of Texas, Amarillo Division.

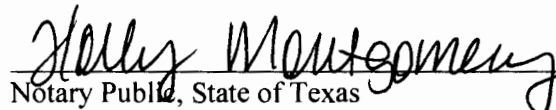
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

PLA SERVICES, INC., Trustee

By: 
Taylor K. Kelley, President

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me on the 12th day of September, 2023, by Taylor K. Kelley, President of PLA SERVICES, INC., a Texas corporation, as Trustee, on behalf of the corporation.


Notary Public, State of Texas

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After recording, return to:

Taylor K. Kelley
Sprouse Shrader Smith PLLC
P.O. Box 15008
Amarillo, Texas 79105

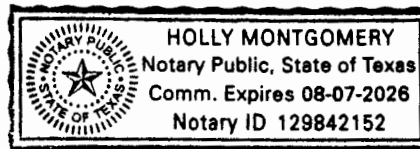


Exhibit "A"

Property Description

Tract 1:

A 10.05 acre tract of land adjoining the North right-of-way line of State Highway 33, in Section 44, Block 1, I&GN RR. Co. Survey, Hemphill County, Texas, described by metes and bounds as follows:

Beginning at the Southeast corner of Section 44, Block 1, I&GN RR. Co. Survey;

Thence North 0 degrees 12 minutes West along the East line of Section 44 a distance of 2385.22 feet to a point on the centerline of State Highway 33;

Thence North 67 degrees 40 minutes West along the centerline of State Highway 33 a distance of 1258.89 feet to a point;

Thence Northerly perpendicular to the Highway centerline a distance of 110.0 feet to a point on the North right-of-way line of the Highway, the place of beginning of the tract herein described;

Thence North 67 degrees 40 minutes West along the Highway right of Way line 132.35 feet to a point at the beginning of a curve to the left having a radius of 1974.79 feet and a central angle of 7 degrees 20 minutes;

Thence Westerly around said curve and along the Highway right-of-way line 373.62 feet to a point;

Thence North 28 degrees 17 minutes East 920.20 feet to a point;

Thence South 51 degrees 43 minutes East 500.00 feet to a point;

Thence South 28 degrees 17 minutes West 843.95 feet to the place of beginning; and all additions and improvements now or hereafter located thereon.

Tract 2:

A part of 49.79 acres, said 49.79 acres being a part of a 416.64-acre survey, known as SF 13867, Block C, Maude B. Johnson, Abst. 1408, Patent 381, Volume 72-A, dated June 21, 1939, also a part of the NW/4 of Section 44, Block 1, I&GN Ry. Co. Survey, Certificate 744, Abstract 379, Patent 221, Volume 85, dated April 25, 1885, Hemphill County, Texas; the two tracts combined described as follows:

Beginning at a 1 1/4" iron pipe, the SE corner of said 49.79 acre survey, and the NE corner of the NW/4 of said Section 44, from which the Southeast corner of said 416.64 acre survey bears North 89°30' East 1,543.4 feet and the Northeast corner of said Section 44, an iron pipe marked 44. 45. B-1 bears North 89°30' East 2,684.0 feet;

Thence, South along the East line of the NW/4 of said Section 44, 1718.06 feet to a 1 1/4" iron pipe set in the Northerly Right-of-Way of State Highway No. 33;

Thence, North 66°47' West along the Northerly Right-of-Way line of said Highway No. 33, 679.5 feet to a concrete R.O.W. marker, the beginning of a curve;

Thence, along said curve to the right having a central angle of 39°24' and a radius of 894.41 ft. an arc distance of 615.05 feet, the chord of which bears North 47°05' West, a distance of 603.0 feet to a 1 1/4" iron pipe at the intersection of said Highway No. 33 and U.S. Highway No. 60';

Thence, North 5°22' East along the Easterly Right-of-Way line of said Highway No. 60 at 1,035.7 feet pass a 1/2" iron pipe in the North line of the NW/4 of said Section 44, a total of 1,918.0' to a 1 1/4" iron pipe set in the North line of said 49.79 acre survey;

Thence, East along the North line of said 49.79 acre survey, a distance of 887.0 feet to a 1 1/4" iron pipe, the NE corner of said 49.79 acre survey, and the NE Corner of this survey;

Thence, South along the East line of said 49.79 acre survey, being a projected line of the East line of the NW/4 of said Section 44, a distance of 870.0 feet to place of beginning, and

containing 53.18 acres, more or less; 34.55 acres in the NW/4 of said Section 44 and 18.63 acres in the 49.79 acre part of said M. Johnson Survey.

SAVE AND EXCEPT all oil, gas and other minerals in, on, under or which may be produced therefrom.