



NOTICE OF TRUSTEE'S SALE

Date: December 11, 2019

Substitute Trustee: Dezi Vargas

Substitute Trustee's Address: P.O. Box 1390, 2313 Phelps, Littlefield, Texas
79339

Mortgagee: First Federal Bank, Littlefield, Texas ssb

Note: July 7, 2016 in the original principal amount of \$1,570,000.00

Deed of Trust, Security Agreement, Financing Statement, and Fixture Filing Pursuant to the Texas Business & Commerce Act

Date: July 7, 2016

Grantor: FARMFAM FAMILY LIMITED PARTNERSHIP, a Texas limited partnership, by its General Partner, LAMBTRO, LLC, a Texas limited liability company, acting by and through its President, BILL WELDON; DEBRA MARTIN WELDON, not joined herein by her spouse because the property does not constitute any part of their homestead; and IONA MARTIN, a single person

Mortgagee: First Federal Bank, Littlefield, Texas ssb

Recording information: Volume 744, Page 386, Official Public Records of Lamb County, Texas.

Property: Tract 1: The Northeast Quarter (NE/4) of Section Sixty-Six (66), Block Two (2), W. E. Halsell's Subdivision, Lamb County, Texas, together with all improvements located thereon.

SAVE AND EXCEPT a tract of land out of the Northeast One-Fourth (NE/4) of Section Number Sixty-Six (66), in Block Two (2), of W. E. Halsell's Subdivision, and being two acres of land, described by metes and bounds as follows:

BEGINNING at a point in the South line of said Northeast Quarter of Section No. 66, Block 2 of W. E. Halsell's Subdivision which point is 300 feet West of the Southeast corner of said Northeast Quarter of Section No. 66, Block 2;

THENCE North, parallel with the East line of said Section No. 66, Block 2, W. E. Halsell's Subdivision, a distance of 435.6 feet to a point for the Northeast corner of this tract hereby conveyed;

THENCE West, parallel with the North line of said Section No. 66, Block 2, a distance of 200

feet to a point for the Northwest corner of the tract hereby conveyed;
THENCE South, parallel with the East line of said Section No. 66, Block 2, a distance of 435.6 feet to a point in the South line of the Northeast Quarter of said Section No. 66, Block 2, for the Southwest corner of the tract hereby conveyed;
THENCE East, a distance of 200 feet to the Place of Beginning, and containing two (2) acres of land, more or less.

AND SAVE AND EXCEPT the following 3 acre tract:
BEING 3 acres of land, more or less, out of the Southeast corner of the NE/4 of Section 66, Block 2, W. E. Halsell Subdivision, in Lamb County, Texas;
BEGINNING at the Southeast corner of said NE/4 of Section 66, Block 2, W. E. Halsell Subdivision;
THENCE West 300 feet for corner;
THENCE North 435.6 feet for corner;
THENCE East 300 feet for corner;
THENCE South 435.6 feet to corner, the place of BEGINNING.

AND SAVE AND EXCEPT a 3.25 acre tract out of the Southeast part of the Northeast ¼ of Section 66, Block 2, W. E. Halsell Subdivision in Lamb County, Texas, described by metes and bounds as follows:

BEGINNING at a Number 60 common nail for the Southeast corner of the Northeast ¼ of Section 66, Block 2, W. E. Halsell Subdivision, whence a ½ inch iron rod for the Northeast corner of said Section bears North 2639.9 feet;
THENCE North along the East line of said Section, 435.6 feet to a Number 60 common nail for the Northeast corner of a 5.00 acre tract conveyed to Earth Cemetery Association by deeds of record in Volume 134, Page 422 and Volume 295, Page 706, Deed Records. Said Number 60 common nail also being the Southeast and actual BEGINNING corner of this tract;
THENCE North 89 degrees 56' 20" West parallel with the South line of the Northeast ¼ of said Section, as 30.0 feet pass a ½ inch iron rod in the West line of a road and at a total distance of 483.7 feet a ½ inch iron rod whence a ½ inch iron rod for the Northwest corner of said 5.00 acre tract bears North 89 degrees 56' 20" West 16.3 feet;
THENCE Northeasterly along a curve to the left with a radius of 1219.0 feet and a central angle of 51 degrees 17' 34", at an arc distance of 852.9 feet pass a ½ inch iron rod in the West line of said road and at a total arc distance of 1091.3 feet a ½ inch iron rod in the East line of said Section;
THENCE South along the East line of said Section, 938.3 feet to the Place of Beginning.

Tract 2: The Southwest Quarter (SW/4) of Section Fifty-one (51), Block Two (2), W. E. Halsell's Subdivision, Lamb County, Texas, together with all improvements located thereon.

Tract 3: The South Half (S/2) of Section Fifty-two (52), Block Two (2), W. E. Halsell's Subdivision, Lamb County, Texas, together with all improvements located thereon, SAVE AND EXCEPT a 10.00 acre tract of land out of the SE/4, more particularly described by metes and bounds as follows:

BEGINNING at a point for the Southeast corner of Section 52 and the Southeast corner of this tract;

THENCE North 87 degrees 07' West along the South line of Section 52 a distance of 863.50 feet to a point for the Southwest corner of this tract;

THENCE North 02 degrees 53' West, at 30.00 feet pass a ½ inch steel rod with cap set in the North line of a graded county road, continuing a total distance of 251.35 feet to a ½ inch steel rod with cap set for the Westernmost Northwest corner of this tract.

THENCE along a curve to the left with a radius of 1300.00 feet, a chord bearing of North 48 degrees 55' 52" East and a chord of 466.32 feet to a ½ inch steel rod with cap set for the Northernmost Northwest corner of this tract;

THENCE South 87 degrees 07' East a distance of 527.80 feet to a ½ inch steel rod with cap set for the Northeast corner of this tract;

THENCE South 02 degrees 53' West, at 545.00 feet pass a ½ inch steel rod with cap set in the North line of said road continuing a total distance of 575.00 feet to the POINT OF BEGINNING.

AND SAVE AND EXCEPT the South 16 acres of the Southwest Quarter (SW/4) of Section 52, Block 2, W. E. Halsell's Subdivision and being all that portion of the SW/4 of Section 52 lying South of County Road 64, Lamb County, Texas and being the same 16 acres conveyed in deed from Ewing Halsell, et al. to J. W. Kelley and recorded in Volume 65, Page 284, Deed Records, Lamb County, Texas.

Tract 4: A 17.37 acre tract of land out of the North Half (N/2) of Section Fifty-two (52), Block Two (2), W. E. Halsell's Subdivision, Lamb County, Texas, together with all improvements located thereon, described by metes and bounds as follows:

BEGINNING at a point in the West line of Section 52 for the Northwest corner of this tract, the Northwest corner of Section 52 bears North 02 degrees 53' East a distance of 2195.18 feet;

THENCE South 87 degrees 07' East, at 30.00 feet pass a ½ inch steel rod with cap set in the East line of a graded county road continuing a total distance of 1737.30 feet to a ½ inch steel rod with cap set for the Northeast corner of this tract;

THENCE South 02 degrees 53' West a distance of 444.82 feet to a ½ inch steel rod with cap set for the Southeast corner of this tract;

THENCE North 87 degrees 07' West, at 1707.30 feet pass a ½ inch steel rod with cap set in the East line of said road continuing a total distance of 1737.30 feet to a point in the West line of Section 52 for the Southwest corner of this tract;

THENCE North 02 degrees 53' East a distance of 444.82 feet to the POINT OF BEGINNING.

Together with all improvements and center pivot sprinkler systems located thereon.

County: Lamb

Date of Sale (first Tuesday of month): January 7, 2020

Time of Sale: 10:00 a.m. or not later than three (3) hours thereafter

Place of Sale: At the front doors of the North side of the Lamb County Courthouse, 100

6th Street, Littlefield, Texas 79339

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.

Mortgagee has appointed Dezi Vargas as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The sale will begin at the Time of Sale or not later than three hours thereafter.



Dezi Vargas, Substitute Trustee

STATE OF TEXAS §

COUNTY OF LAMB §

This instrument was acknowledged before me on the 11th day of December, 2019, by Dezi Vargas, Substitute Trustee.


Notary Public, State of Texas