

NOTICE OF FORECLOSURE SALE

November 17, 2023

Deed of Trust ("Deed of Trust"):

Dated: March 28, 1997

Grantor: Texas Compress & Warehouse Corporation

Trustee: Francis M. Flato

Lender: Small Business Administration

Recorded in: Book 92, Page 260, of the Official Public Records of Jones County, Texas

Legal Description: Tract One:
All of Block One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) of the Roosevelt Addition to the Town of Stamford, Jones County, Texas.

Tract Two:
All of Lots Nos. Two (2) to Fourteen (14), inclusive, in Block One (1), and all of Lots Nos. One (1) to Twelve (12), inclusive, in Block Two (2), and all of Lots Nos. One (1) to Fourteen (14), inclusive, in Clock Three (3), all of said lots and blocks being in the Gay & Bird Addition to the Town of Stamford, Jones County, Texas.

Tract Three:
All of Lot One (1), Block One (1) in the Gay & Bird Addition to the Town of Stamford, Jones County, Texas.

Tract Four:
All of Lots Six (6) and Seven (7), Block Four (4) of the Gay & Bird Addition to the Town of Stamford, Jones County, Texas.

Secures: Promissory Note dated March 28, 1997 ("Note") in the principal amount of \$187,600.00, executed by A. C. Culpepper, President and Annette D. Culpepper, Secretary, on behalf of Texas Compress & Warehouse Corporation (collectively, "Borrower"), and payable to the order of Beneficiary

Current Holder: Haskell County Gin, LLC

Foreclosure Sale:

Date: Tuesday, January 2, 2024

Time: The sale of the Property will be held at 1:00 P.M. local time and not later than three hours thereafter.

Place: South entrance to the Jones County Courthouse, or as designated by the Jones County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code

By: Andrew Linn, Substitute Trustee

POSTED NOTICE
DATE 11-20-23 TIME 1:20 PM
Leehan Jennings
JONES COUNTY CLERK, JONES CO., TX
BY:

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property and Collateral will be sold to the highest bidder for cash, except that Haskell County Gin, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust and Security Agreement.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Haskell County Gin, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Haskell County Gin, LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Haskell County Gin, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

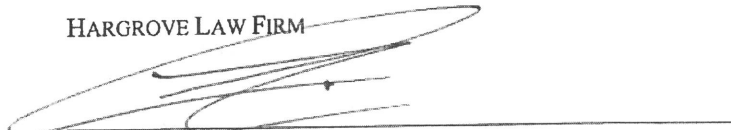
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

HARGROVE LAW FIRM



Andrew Linn
Substitute Trustee
1312 Commercial Avenue
P.O. Box 149
Anson, Texas 79501
Phone: (325) 823-3236
Fax: (325) 823-3224