

2023.031

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 11, 2023

DEED OF TRUST:

Date: January 24, 2020

Grantor: Charles Blake Stringer a/k/a Blake Stringer

Trustee: James Van Pelt

Substitute Trustee: PLA Services, Inc.

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

Beneficiary: Herring Bank, as Texas state bank

County Where Property Is Located: Moore County, Texas

Recording Information: Book 832, Page 0032 (Document No. 0201061), in the Official Public Records of Moore, County, Texas.

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

NOTE(S):

Note 1:

Date: January 24, 2020

Amount: \$4,500,000.00

Debtor: Charles Blake Stringer d/b/a CBS Farms and Stringer Farms, Inc.

Holder: Herring Bank

Maturity: January 25, 2030

Note 2:

Date: January 24, 2020

Amount: \$1,100,000.00

Debtor: Charles Blake Stringer d/b/a CBS Farms and Stringer Farms, Inc.

STEFANIA HICKMAN
COUNTY CLERK
2023 JUL 11 AM 10:38
MOORE COUNTY, TEXAS
BY *Stefania Hickman*
DEPUTY

Holder: Herring Bank
Maturity: January 25, 2025

Date of Sale of Property: Tuesday, August 1, 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 Moore 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 Substitute Trustee to sell the Property.

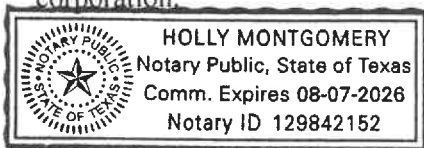
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

PLA SERVICES, INC., Substitute Trustee

By: 
Taylor K. Kelley, President

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me on the 11th day of July, 2023, by Taylor K. Kelley, President of PLA SERVICES, INC., a Texas corporation, as Substitute Trustee, on behalf of the corporation.




Notary Public, State of Texas

Exhibit "A"
Property Description

Tract 1:

All of Section 205, Block 44, H&TC Ry. Co. Survey, Moore County, Texas.

Tract 2:

All of Section 216, Block 44, H&TC Ry. Co. Survey, Moore County, Texas.

Tract 3:

All of Section 34, Block 44, H&TC Ry. Co. Survey, Moore County, Texas.

Tract 4:

Section 198, Block 44, H&TC Ry. Co. Survey, Moore County, Texas, Save and except a 3.53 acre tract described in Volume 45, Page 257, Deed Records of Moore County, Texas; and save and except a 10.25 acre tract described in Volume 235, Page 613, Deed Records of Moore County, Texas; and Save and except a 2.773 acre tract described in Volume 577, Page 612, Official Public Records of Moore County, Texas.

Tract 5:

The East one-half of Section 176, Block 44, H&TC Ry. Co. Survey, Moore County, Texas, containing 318.19 acres of land, more or less.

Tract 6:

All of Section 218, Block 44, H&TC Ry. Co. Survey, Moore County, Texas.

Tract 7:

The Northwest one-quarter of Section 219, Block 44, H&TC Ry. Co. Survey, Moore County, Texas.

Tract 8:

The North one-half of Section 203, Block 44, H&TC Ry. Co. Survey, Moore County, Texas.

Tract 9:

A parcel of land out of Survey 198, Block 44, H&TC Railroad Company Survey, Moore County, Texas described as follows:

Commencing at a point for the southwest corner of Survey 198 from whence an 1-1/2" pipe found in the west R.O.W. line of Texas F.M. Road 2589 bears S. 90°00'00"W.-70.19'.

Thence: N. 90°00'00"E. along the south line of Survey 198 a distance of 125.0' to a point.

Thence: N. 00°00'00"E. a distance of 50.0' to a concrete R.O.W. marker for the point beginning this tract.

Thence: N. 45°01'48"W. a distance of 106.22' to a concrete R.O.W. marker in the west R.O.W. line of Texas F.M. Road 2589.

Thence: N. 00°00'00"E. along said R.O.W. line a distance of 387.92' to a point in fence line for the northwest corner of this tract.

Thence: N. 89°49'22"E. along fence line a distance of 266.12' to a point for the northeast corner this tract.

Thence: S. 00°09'24"W. along fence line a distance of 463.81' to a fence corner post in the north R.O.W. line of F.M. Road 2589.

Thence: S. 90°00'00"W. along said R.O.W. line a distance of 192.24' to the point of beginning containing 2.773 acres of land more or less.

Tract 10:

A parcel of land out of Survey 311, Block 44, H. & T. C. Railroad Company Survey, Moore County, Texas described as follows.

Commencing at a 1-1/2" pipe found in the east line of Survey 311, and being in the north R.O.W. line of McClary Road, from whence a R.R. Spike found for the southeast corner of Survey 311 bears south 30'.

Thence: N. 90°00'00"W. along said R.O.W. line a distance of 125.0' to a 1/2" rebar set for the southeast corner and point beginning this tract.

Thence: N. 00°00'00"E. at a distance of 919.35' pass 1/2" rebar, in all 939.35' to a point for the northeast corner this tract.

Thence: S. 87°22'47"W. a distance of 1079.76' to a point for a corner this tract.

Thence: N. 86°46'01"W. a distance of 369.16' to a point for a corner this tract.

Thence: Along a curve to the left with a radius of 632.4' and a central angle of 11°16'37", radius point bears N. 01°43'31" E. a distance of 124.47' to a point for a corner this tract.

Thence: Along a curve to the left with a radius of 502.57' and a central angle of 14°19'05", radius point bears S. 14°34'20"W. a distance of 125.59' to a point for a corner this tract.

Thence: N. 89°45'55"W. a distance of 179.62' to a point for a corner this tract.

Thence: Along a curve to the right with a radius of 193.57' and a central angle of 36°15'05", radius point bears N. 04°18'22"W. a distance of 122.47' to a point for a corner this tract.

Thence: Along a curve to the left with a radius of 118.79' and a central angle of 35°05'52", radius point bears S.31°56'43"W. a distance of 72.77' to a point for a corner this tract.

Thence: S. 86°46'08"W. a distance of 300.62' to a point for the northwest corner this tract.

Thence: S. 00°00'00"E. at 20' pass 1/2" rebar, in all 973.69' to a 1/2" rebar set in north R.O.W. line of McClary road for the southwest corner this tract

Thence: S. 90°00'00"E. along said R.O.W. line a distance of 2360.75' to the point of beginning containing 50.32 acres of land more or less.