

Posted
This 20th day of April, 2023
at 12:00 pm

NOTICE OF TRUSTEE SALE

Deed of Trust Date: 9/30/2021

Original Beneficiary/Mortgagee:

Palmer Lehman Sandberg, PLLC

Recorded in:

Volume: N/A Page: N/A

Instrument No: 21-2485, Filed October 27, 2021

Mortgage Servicer: N/A

Grantor(s)/Mortgagor(s):

CP 43 (TX), LLC

Current Beneficiary/Mortgagee:

Palmer Lehman Sandberg, PLLC

Property County: DEAF SMITH

Mortgage Servicer's Address: N/A

Legal Description:

All of that tract or parcel of land containing 9.9603 acres situated in the south one-half of Section No. 78, Block K-3, Abstract No. 1490, R.J. Kibbe, Original Grantee, Certificate No. 920 of the A.B. & M. Surveys, Deaf Smith County, Texas, being a part of the land conveyed by Warranty Deed from Donald C. & Nancy L. Roberson to Donald C. & Nancy L. Roberson, Co-Trustees, and their successors in trust of the Roberson Revocable Trust dated May 16, 1991 as recorded in Volume 380, Page 680 of Deaf Smith County Records and being more particularly described as follows:

Commencing on the centerline of West 15th Street (Variable Width) at the southwest corner of Section 78; Thence, along the south line of Section 78 and the centerline of West 15th Street, South 89°59'16" East, 3194.36 feet to the southeast corner of land now or formerly conveyed to the City of Hereford as recorded in Deed No. 12-0246 of Deaf Smith County Records and the southwest corner of Roberson Revocable Trust land;

Thence, along the east line of City of Hereford land, North 00°20'54" East, 80.00 feet to a 5/8" capped rebar set at the Point of Beginning of the parcel of land herein described, a NGS Brass Disc Monument (PID: E00049) bears South 32°25'59" East, 8201.11 feet from said corner;

Thence, along the east line of City of Hereford land, North 00°20'54" East, 1366.75 feet to a 3/8" capped rebar (cap illegible) found on the south line of land now or formerly conveyed to Deaf Smith County Hospital District as recorded in Deed No. 08-0760 of Deaf Smith County Records;

Thence, along the south line of Deaf Smith County Hospital District land, South 89°47'28" East, 300.00 feet to a 5/8" capped rebar set;

Thence, crossing through Roberson Revocable Trust land, South 00°20'54" West, 1445.72 feet to a 5/8" capped rebar set on the south line of Section 78 and the centerline of West 15th Street;

Thence, along the south line of Section 78 and the centerline of West 15th Street, North 89°59'16" West, 220.01 feet to a 5/8" capped rebar set;

Thence, crossing through Roberson Revocable Trust land, North 00°20'54" East, 80.00 feet to a 5/8" capped rebar set;

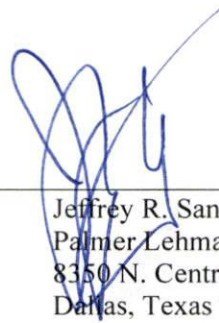
Thence, North 89°59'16" West, 80.00 feet to the Point of Beginning and containing 9.8133 acres (427,469 square feet) of land, more or less.

Date of Sale: June 6, 2023

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: 235 E. 3rd St., 2nd Floor Hallway, Hereford, Deaf Smith County, TX 79045. THE LOCATION DESIGNATED BY THE DEAF SMITH COUNTY COMMISSIONERS, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE, AS THE OFFICIAL LOCATION FOR REAL PROPERTY FORECLOSURE SALES.

The Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



Jeffrey R. Sandberg, Trustee
Palmer Lehman Sandberg, PLLC
8350 N. Central Expressway, Suite 1111
Dallas, Texas 75206

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.