

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Date of Security Instrument: January 22, 2021

Grantor(s): CP Assets Limited
CP 42 (TX), LLC

Original Mortgagee: Mobigator (H.K.) Limited

Current Mortgagee: Mobigator (H.K.) Limited

Recording Information: Instrument # 25448, Official Public Records, Bailey County, Texas.

Date of Sale: July 05, 2022

Time of Sale: 10:00 AM or not later than three hours after that time.

Place of Sale: At the easterly courthouse door facing State Highway #214, Bailey County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Legal Description of property to be sold:

See attached Exhibit A

Terms of sale: Cash

Ronald Byrd

Ronald Byrd or Maureen S. Kersey, Trustee
c/o KARLSENG, LEBLANC & RICH, LLC
19111 N. Dallas Parkway, Suite 120
Dallas, TX 75287
(972) 733-3800

FILED FOR RECORD
13th DAY OF June YR 2022
AT 10 HR 29 MIN A.M.
IRENE ESPINOZA, COUNTY CLERK
BAILEY COUNTY, TEXAS



4751804

Attachment A

All that certain 12.00 acres of land, partly out of the 81.416 acre tract located in Sections 34 and 39, Block Y, WD & FW Johnson Subdivision No. 2, recorded in Volume 3, Page 350, Deed Records of Bailey County, Texas (D.R.B.C.T.), and Plat Cabinet 1, Slide 13-14, Plat Records of Bailey County, Texas (P.R.B.C.T.), described in the deed to Dan Brannon, recorded in Volume 270, Page 407 and Volume 246, Page 147 D.R.B.C.T., and partly out of the 18.15 acre tract located in said Section 39, Block Y, WD & FW Johnson Subdivision No. 2, described in the deed to Dan Brannon, recorded in Volume 270, Page 398 and Volume 256, Page 422 D.R.B.C.T., and which said 12.00 acre tract is also out of said Section 39, Block Y, WD & FW Johnson Subdivision No. 2, in League 625, State Capitol Lands, City of Muleshoe, Bailey County, Texas, and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the southwest right-of-way line of West Avenue K (80' R.O.W.), called South 53° 58' 02" East, in said 81.416 acre tract)

BEGINNING at a 3/8" iron rod found for the most easterly corner of said 81.416 acre tract, common to the northwest corner of Clements Addition, an addition to the City of Muleshoe recorded in Volume 148, Page 117 D.R.B.C.T., in the southwest right-of-way line of said West Avenue K, from which a 1/2" iron rod with a cap found for the northeast corner of said Clements Addition bears South 53° 58' 02" East - 827.50';

THENCE South 36° 13' 14" West - 160.00' to a 1/2" iron rod found for the most northerly corner of said 18.15 acre tract, common to the southwest corner of said Clements Addition, from which a 1-1/2" iron pipe found for an angle corner of said 81.416 acre tract bears South 36° 13' 14" West - 519.10';

THENCE South 53° 58' 02" East - 205.40' along the south line of said Clements Addition, to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner of the herein described tract;

THENCE South 36° 13' 14" West - 270.98' to a 1/2" iron rod with a cap stamped "SPRY" set for the most southerly corner of the herein described tract;

THENCE North 53° 58' 02" West - 1288.95' to a 5/8" iron rod found for the south corner of the 2.05 acre tract to the Housing Authority of the City of Muleshoe, recorded in Volume 193, Page 70 D.R.B.C.T., common to an angle corner of said 81.416 acre tract and the most westerly corner of the herein described tract;

THENCE North 36° 10' 30" East - 430.98' (called 430.69') to a 1/2" iron rod found for the east corner of said 2.05 acre tract, common to an angle corner of said 81.416 acre tract and the most northerly corner of the herein described tract, in the southwest right-of-way line of said West Avenue K;

Thence South 53° 58' 02" East - 1083.90' along the southwest right-of-way line of said West Avenue K, to the POINT OF BEGINNING and containing 12.00 acres of land.