

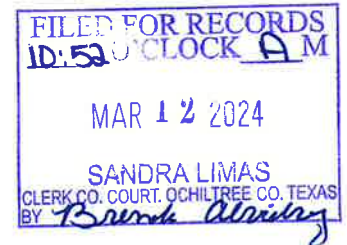
A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the TEXAS PROPERTY CODE. **Assert and protect 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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** March 11, 2023

**PROMISSORY NOTE:**

Date: March 31, 2021  
Maker: PatCon, LLC  
Payee: Interstate Bank f/k/a Interstate Bank, ssb  
Principal Amount: \$1,555,195.48



**MODIFICATION AND EXTENSION DEED OF TRUST:**

Date: March 31, 2021  
Grantor: PatCon, LLC  
Trustee: Mike Blasingame  
Beneficiary: Interstate Bank f/k/a Interstate Bank, ssb  
Recording Information: Recorded in/under Instrument No.2021-542, Official Public Records of Ochiltree County, Texas

Original Deed of Trust:

Date: March 19, 2019  
Grantor: PatCon, LLC  
Trustee: Mike Blasingame  
Beneficiary: Interstate Bank, ssb  
Recording Information: Recorded in/under Instrument No.2019-457, Official Public Records of Ochiltree County, Texas

**LENDER:** Interstate Bank, ssb

**BORROWER:** PatCon, LLC

**PROPERTY:** All of that certain tract or parcel of land being the South Half of Lot 12, Industrial South Subdivision, Section 17, Block 12, H&GN Survey, Ochiltree County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the Southwest corner of this tract or parcel and also being the Southwest corner of said Lot 12;

THENCE North 00° 10' 33" East, along the West line of said Lot 12, a distance of 301.28 feet to a 5/8" iron rod w/cap set for the Northwest corner of this tract or parcel;

THENCE South 89° 48' 27" East a distance of 205.98 feet to a 5/8" iron rod w/cap set for the most Northerly Northeast corner of this tract or parcel;

THENCE along a non-tangent curve to the left from whence the Radius point bears North 70° 15' 13" East, with Delta of 52° 36' 36", a Radius of 100.00 feet and having an Arc Length of 91.82 feet to a 5/8" Iron rod w/cap set for the most Southerly Northeast corner of this tract or parcel;

THENCE South 00" 10' 33" West, along the East line of said Lot 12, a distance of 240.00 feet to a 5/8" Iron Rod found for the Southeast corner of this tract or parcel;

THENCE North 89° 49' 00 West, along the South line of said Lot 12, a distance of 269.98 feet to the POINT OF BEGINNING and containing 1.81 acres, more or less.

**SUBSTITUTE TRUSTEE:**

Mailing Address:

Erica Anderson or Jonathan Saavedra  
500 S. Taylor, Ste. 800  
Amarillo, Texas 79101

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**


April 2, 2024, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

THE PROPERTY TO BE SOLD IS SITUATED IN OCHILTREE COUNTY, TEXAS. THE PROPERTY TO BE SOLD WILL BE SOLD BY THE UNDERSIGNED SUBSTITUTE TRUSTEE AT THE STEPS TO THE WEST ENTRANCE TO THE OCHILTREE COUNTY COURTHOUSE, 511 S. MAIN, PERRYTON, OCHILTREE COUNTY OR AT ANY OTHER LOCATION DESIGNATED BY THE COUNTY COMMISSIONERS OF SAID COUNTY.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures payment of the Promissory Note. Lender has requested the Trustee or any duly appointed Substitute Trustee, to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

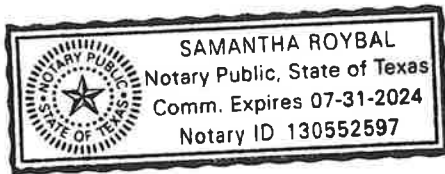
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or any duly appointed successor substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. The Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

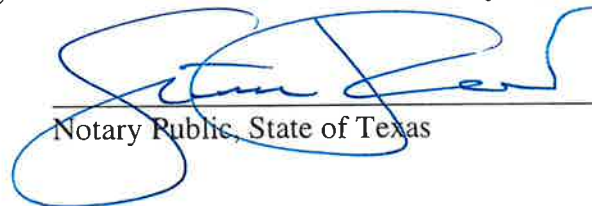
  
Erica Anderson, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS            )  
COUNTY OF POTTER        )

This instrument was acknowledged before me on March 11, 2024, by Erica Anderson, Substitute Trustee.



  
Notary Public, State of Texas