

## NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS       §  
COUNTY OF TERRELL §

KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, by that certain DEED OF TRUST (the "Deed of Trust"), dated May 29, 2020, executed by **JAY R. GARVIN and wife, TERESA GARVIN** (the "Mortgagors") to **GEORGE HANSARD, Trustee**, filed for record in Vol. 6, pp. 272-283, in the Official Public Records, of Terrell County, Texas, reference to which document is hereby made for all purposes, Mortgagors conveyed to the Trustee that certain real property (the "Property") and improvements thereon described as:

**SEE EXHIBITS "A" and "B" attached hereto and incorporated herein,**

to secure payment of certain indebtedness therein described in the original principal sum of \$2,800,000.00 (in the original "Note", as secured by the above-referenced Deed of Trust), executed by the Mortgagors and made payable to the order of **THE PECOS COUNTY STATE BANK**, herein called "Beneficiary", and which said Beneficiary is the current owner and holder of the referenced Note and lien(s) as described in said Deed of Trust. The Beneficiary's address is: P. O. Box 1527, Fort Stockton, Texas 79735.

**WHEREAS**, the Note is in default and the entire unpaid balance thereof is due and payable, and Beneficiary has demanded payment of the Mortgagors, and Beneficiary has given due notice to Mortgagors its intention to have the power of sale set forth in the Deed of Trust enforced; and

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That I, **GEORGE HANSARD, acting as TRUSTEE, HEREBY GIVE NOTICE** that I will, accordingly, after due publication of this Notice, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to the debtors obligated to pay the Note and indebtedness secured by the Deed of Trust, at the address of such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the Courthouse door of the Terrell County Courthouse, in the town of Sanderson, Terrell County, Texas, **ON THE FIRST TUESDAY IN FEBRUARY, 2022, THE SAME BEING FEBRUARY 1, 2022.**

**The sale will be held at the Terrell County Courthouse at the place previously designated for such sales by the Terrell County Commissioners Court. Sale will commence not earlier than 12:00 o'clock p.m. (noon), and not later than 3:00 o'clock p.m., on Tuesday, February 1, 2022.**

### DISCLAIMER OF WARRANTIES

Pursuant to Sec. 51.009, Texas Property Code, Foreclosed property is sold "AS IS". No warranties, express or implied [including but not limited to the implied warranties of merchantability and fitness for general or particular purpose] shall be conveyed by the Trustee, save and except the Grantors' (Mortgagors') warranties specifically authorized by the Grantors (Mortgagors) in the referenced Deed of Trust. The real property and all affixed improvements thereon shall be offered for sale, and sold, "AS IS and WITH ALL FAULTS" and no representation is made by the Trustee concerning the quality or nature of any land or any fixtures or accessions to said land, nor as to the quality of title to be acquired. Any purchaser at the foreclosure sale will receive whatever interest Mortgagors and Mortgagors' successors or assigns (if any) have in the Property, subject to delinquent ad

valorem taxes, court costs and related indebtedness due, and subject to any liens, encumbrances, or security interests that may survive the sale (if any), or that may be superior or prior to the Deed of Trust described above. The foreclosure sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or otherwise appearing of record, to the extent that same are still in effect. Interested persons and prospective purchasers are encouraged to consult independent legal counsel of their choice prior to participating in the foreclosure sale of the property. The undersigned Trustee cannot, and will not, provide legal advice or furnish other advice or assistance to any prospective bidder or purchaser at, or prior to, the foreclosure sale.

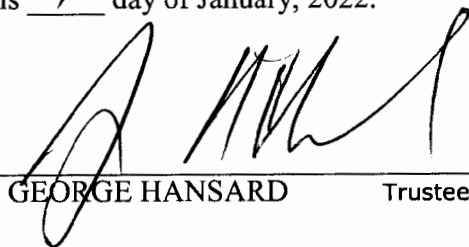
**INFORMATION:** The Trustee's mailing address is: P. O. Box 1527, Fort Stockton, Tx. 79735;  
Physical address is: 500 N. Main, Fort Stockton, Texas 79735  
The Trustee's office phone number is: (432) 336-3331  
The Trustee's Email is: ghansard@pcsbank.net

---

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

---

EXECUTED in multiple originals on this 7 day of January, 2022.

  
\_\_\_\_\_  
GEORGE HANSARD Trustee

**\*\* See Attached Exhibits "A" & "B" \*\***

EXHIBIT "A"

11,878.17 acres, more or less, situated in Terrell County, Texas, more particularly described in Tracts 1 through 25, SAVE AND EXCEPT a 10 acre tract out of Section 45, Block 1, described by metes and bounds on Exhibit "B", attached hereto, as follows, to-wit:

TRACT NO. 1: 323.7 acres of land, more or less, out of Section 10, Block 160, G. C. & S. Ry. Company Survey, Abstract No. 1634, Certificate No. 5265, described as follows:  
BEGINNING at the NE corner of said Section 10, the NW corner of Section 11, the SW corner of Section 71 and the SE corner of Section 72;  
THENCE South 1900.8 varas, the SE corner of Section 10, the SW corner of Section 11 in the north line of Section 8;  
THENCE West 921 varas to a division fence on the south line of Section 10 and the North line of Section 8;  
THENCE North 2 deg. 26 min. West 1902.5 varas along the division fence to the North line of Section 10 and the South line of Section 72;  
THENCE East 1001.8 varas to the place of beginning.

TRACT NO. 2: All of Section 12, Block 160, G. C. & S. F. Ry. Company Survey, Abstract No. 1633, Certificate No. 5266, containing 661.6 acres of land, more or less

TRACT NO. 3: 280.6 acres of land, more or less, out of Section 8, Block 160, G. C. & S. F. Ry. Company Survey, Abstract No. 2434, Certificate No. 5264, described as follows:  
BEGINNING at the NE corner of Section 8, the NW corner of Section 13 in the South line of Section 11;  
THENCE South 647 varas to the SE corner of Section 8 and the SW corner of Section 13 in the North line of Section 191;  
THENCE West 1005 varas pass NW corner of 191 and NE corner of 192, continue West 2426 varas in all to a division fence on the North line of Section 192;  
THENCE North 3 deg. 53 min. West 648.5 varas to a division fence in the South line of Section 10,  
THENCE East 921 varas pass SE corner of Section 10 and SW corner of Section 11, continue East 2470 varas in all to the place of beginning.

TRACT NO. 4: All of Section 146, Block D, M. K. & T. E. Ry. Company Survey, Abstract No. 2719, Certificate No. 213, containing 644.7 acres, more or less.

TRACT NO. 5: 266 acres of land, more or less, out of the East part of Section 192, Block D, M. K. & T. E. Ry. Company Survey, Abstract No. 2720, Certificate No. 236, described as follows:  
BEGINNING at the NE corner of Section 192, the NW corner of Section 191 in the South line of Section 8;  
THENCE West 1421 varas to a division fence in the North line of Section 192 and the South line of Section 8,  
THENCE South 3 deg. 45 min. East 532.1 varas along a division fence to the center of a water well;  
THENCE South 29 deg. East 482 varas along a division fence to a corner;  
THENCE South 0 deg. 15 min. West 175.6 varas along division fence to the South line of Section 192 and the North line of 143;  
THENCE South 88 deg. 24 min. East 1153.7 varas to the SE corner of Section 192, the SW corner of 191, the NW corner of 146 and the NE corner of 145,  
THENCE North 1160.1 varas to the place of beginning.

TRACT NO. 6: 575.2 acres of land, more or less, out of the East part of Section 340, Block D, G. C. & S. F. Ry. Company Survey, Abstract No. 2709, Certificate No. 2732, described as follows:  
BEGINNING at the SE corner of Section 340 at the NE corner of Section 339, a point from which Long Spring bears South 60 deg. West 200 varas,  
THENCE North 126 varas pass SW corner of Section 139 and continue 1900.8 varas in all to the NE corner of Section 340;  
THENCE West 1431.6 varas to a division fence in the North line of Section 340;  
THENCE South 16 deg. 45 min. West 1677.9 varas along a division fence to the West line of Section 340,  
THENCE South 342 varas to the SW corner of Section 340; and the NW corner of Section 339;  
THENCE East 1900.8 varas to the place of beginning.

EXHIBIT "A" CONTINUED

TRACT NO. 7: All of Section 11, Block 160, G. C. & S. F. Ry. Company Survey, Abstract No. 522, Certificate No. 5266, containing 661.9 acres of land, more or less

TRACT NO. 8: 307.27 acres of land, more or less, out of the West part of Section 13, Block 160, G. C. & S. F. Ry. Company Survey, Abstract No. 523, Certificate No. 5267, described as follows:  
BEGINNING at the SW corner of Section 13 on the North line of Section 191;  
THENCE East 2562 varas to the fence line of C. B. Hudspeth.  
THENCE North with said fence line 666 varas to the North line of Section 13 and the South line of Section 15;  
THENCE West 2562 varas along the South line of Sections 13, 12 and 11 to the NW corner of Section 13 and the NE corner of Section 8,  
THENCE South 666 varas to the place of beginning.

TRACT NO. 9: 82.4 acres of land, more or less, out of the West part of Section 15, Block 160, G. C. & S. F. Ry. Company Survey, Abstract No. 524, Certificate No. 5268, described by field notes as follows:  
BEGINNING at the NW corner of Section 15 and the NE corner of Section 12;  
THENCE South 1900 varas to the SW corner of Section 15 and the SE corner of Section 12,  
THENCE East 260 varas to a division fence line,  
THENCE North along said fence line 1900 varas to the North of said Section 15;  
THENCE West 260 varas to the place of beginning.

TRACT NO. 10: All of Section 139, Block D, M. K. & T. E. Ry. Company Survey, Abstract No. 784, Certificate No. 210, containing 636.9 acres of land, more or less.

TRACT NO. 11: 37.6 acres of land, more or less, out of the East part of Section 141, Block D, M. K. & T. E. Ry. Company Survey, Abstract No. 785, Certificate No. 211, described as follows:  
BEGINNING at a point in the North line of Section 340, 495 varas East of its NW corner at a corner post set in a division fence line;  
THENCE North 16 East 87 varas with fence line;  
THENCE North 8-1/2 East 93 varas with fence line to the South line of Section 145,  
THENCE East 1657 varas along the South line of Section 145 to its SE corner;  
THENCE South 722 varas to the most northerly northeast corner of Section 134;  
THENCE West with the North line of Section 134, 284 varas to the most northerly Northwest corner of Section 134 in the East line of Section 340;  
THENCE North 546 varas along the East line of Section 340 to its NE corner,  
THENCE West 1405 varas to the place of beginning.

TRACT NO. 12: 417.8 acres of land, more or less, out of the East part of Section 145, Block D, M. K. & T. E. Ry. Company Survey, Abstract No. 787, Certificate No. 213, described as follows:  
BEGINNING at the NE corner of Section 145, the NW corner of Section 146, the SW corner of Section 191 and the SE corner of Section 192.  
THENCE North 88 deg. 24 min. West 1153.7 varas to a division fence on the North line of Section 145 and the South line of Section 192.  
THENCE South 0 deg. 15 min. West 488.4 varas along the division fence line to a corner;  
THENCE South 2 deg. 15 min. West 1424.6 varas along the division fence line to a point in the South line of Section 145,  
THENCE South 88 deg. 24 min. East 1384.9 varas to the NE corner of Section 145, the SW corner of Section 146 and the NW corner of Section 139,  
THENCE North 1900.8 varas to the place of beginning.

TRACT NO. 13: All of Section No. 191, Block D, M. K. & T. E. Ry. Company Survey, Abstract No. 816, Certificate No. 216, containing 401.5 acres of land, more or less.

TRACT NO. 14: All of Section 43, Block 1, CCSD & RGNG Ry. Company Survey, Abstract No. 106, Certificate No. 884, containing 643.1 acres of land, more or less.

TRACT NO. 15: All of Section No. 45, Block 1, CCSD & RGNG Ry. Company Survey, Abstract No. 107, Certificate No. 885, containing 644.5 acres of land, more or less.

TRACT NO. 16: All of Section No. 46, Block 1, CCSD & RGNG Ry. Company Survey, Abstract No. 1704, Certificate No. 885, containing 664.7 acres of land, more or less.

EXHIBIT "A" CONTINUED

TRACT NO. 17: All of Section No. 47, Block 1, CCSD & RGNG Ry. Company Survey, Abstract No. 108, Certificate No. 886, containing 665.6 acres of land, more or less

TRACT NO. 18: All of Section 44, Block 1, CCSD & RGNG Ry. Company Survey, Abstract No. 1093, Certificate No. 884, containing 645 acres of land, more or less.

TRACT NO. 19: All of Section No. 22, Block 1, CCSD & RONG Ry. Company Survey, Abstract No. 1705, Certificate No. 873, containing 650.2 acres of land, more or less.

TRACT NO. 20: 60 acres of land, more or less, out of the Northeast part of Section 134, Block D, M. K. & T. E. Ry. Company Survey, Abstract No. 644, Certificate No. 207, described as follows:

BEGINNING at the NW corner of Section 134 on the East line of Section 340 at a corner of Section 141;

THENCE South along the East line of Section 340, 1178 varas to a fence line;

THENCE East with fence line 284 varas to the East line of Section 134;

THENCE North with the West line of Section 139, 1178 varas to the NE corner of Section 134 and the most Northerly Southeast corner of Section 141;

THENCE West 284 varas to the place of beginning.

TRACT NO. 21: 404.7 acres of land, more or less, out of Section 69, Block 1, CCSD & RGNG Ry. Company Survey, Abstract No. 119, Certificate No. 897, described as follows:

BEGINNING at the NEC of Section 69, Block 1, at the SEC of 68 and the SWC of 49;

THENCE North 89 deg. 49 min. West 1196 varas to a rock mound in the North line of Section 69 and the SE of 68;

THENCE South 0 deg. 02 min. West 1118.7 varas pass a windmill and continue in all 1910.7 varas to a rock mound in the South line of 69 and the North line of 70 at the SEC of the West part of 69;

THENCE South 89 deg. 52 min. East 1196 varas to the SEC of 69 and the SWC of 48;

THENCE North 0 deg. 02 min. East 1909.4 varas to the place of beginning.

TRACT NO. 22: All of Section 48, Block 1, Abstract No. 2449, Certificate No. 886, CCSD & RGNG Ry. Company Survey, containing 666.5 acres of land, more or less, described as follows:

BEGINNING at the NEC of Section 48, Block 1, at the NWC of 43;

THENCE South 0 deg. 07 min. West 1907.4 varas to the SEC of 48, at the SWC of 43;

THENCE North 89 deg. 52 min. West 1970.3 varas to the SWC of 48, at the NWC of 47;

THENCE North 0 deg. 02 min. East 1909.4 varas to the NWC of 48 and the NEC of 69;

THENCE South 89 deg. 49 min. East 1973 varas to the place of beginning.

TRACT NO. 23: 237 acres of land, more or less, out of the Northeast part of Section 70, Block 1, Abstract No. 2775, Certificate No. 897, CCSD & RGNG Ry. Company Survey, described as follows:

BEGINNING at a rock mound at the NEC of Section 70 at the SEC of 69;

THENCE North 89 deg. 52 min. West 1196 varas to a rock mound in the North line of 70 and the South line of 69, 797 varas South of a windmill;

THENCE South 0 deg. 02 min. West 1118 varas to the SWC of this tract;

THENCE South 89 deg. 52 min. East 1196 varas to the East line of Section 70 and the West line of 47;

THENCE North 0 deg. 02 min. East 1118 varas to the place of beginning.

TRACT NO. 24: All of Section 20, Block 1, Abstract No. 1703, Certificate No. 872, CCSD & RGNG Ry. Company Survey, containing 650.9 acres of land, more or less, described by field notes as follows:

BEGINNING at the NEC of Section 20, Block 1, at the SEC of Section 23;

THENCE South 0 deg. 13 min. West 1903.7 varas to the SEC of Section 20 at the NEC of 21;

THENCE North 89 deg. 52 min. West 1929 varas to the SWC of Section 20 and the NWC of Section 21;

THENCE North 0 deg. 10 min. East 1905.4 varas to the NWC of 20 and the NEC of 43;

THENCE South 89 deg. 49 min. East 1910 varas to the place of beginning.

EXHIBIT "A" CONTINUED

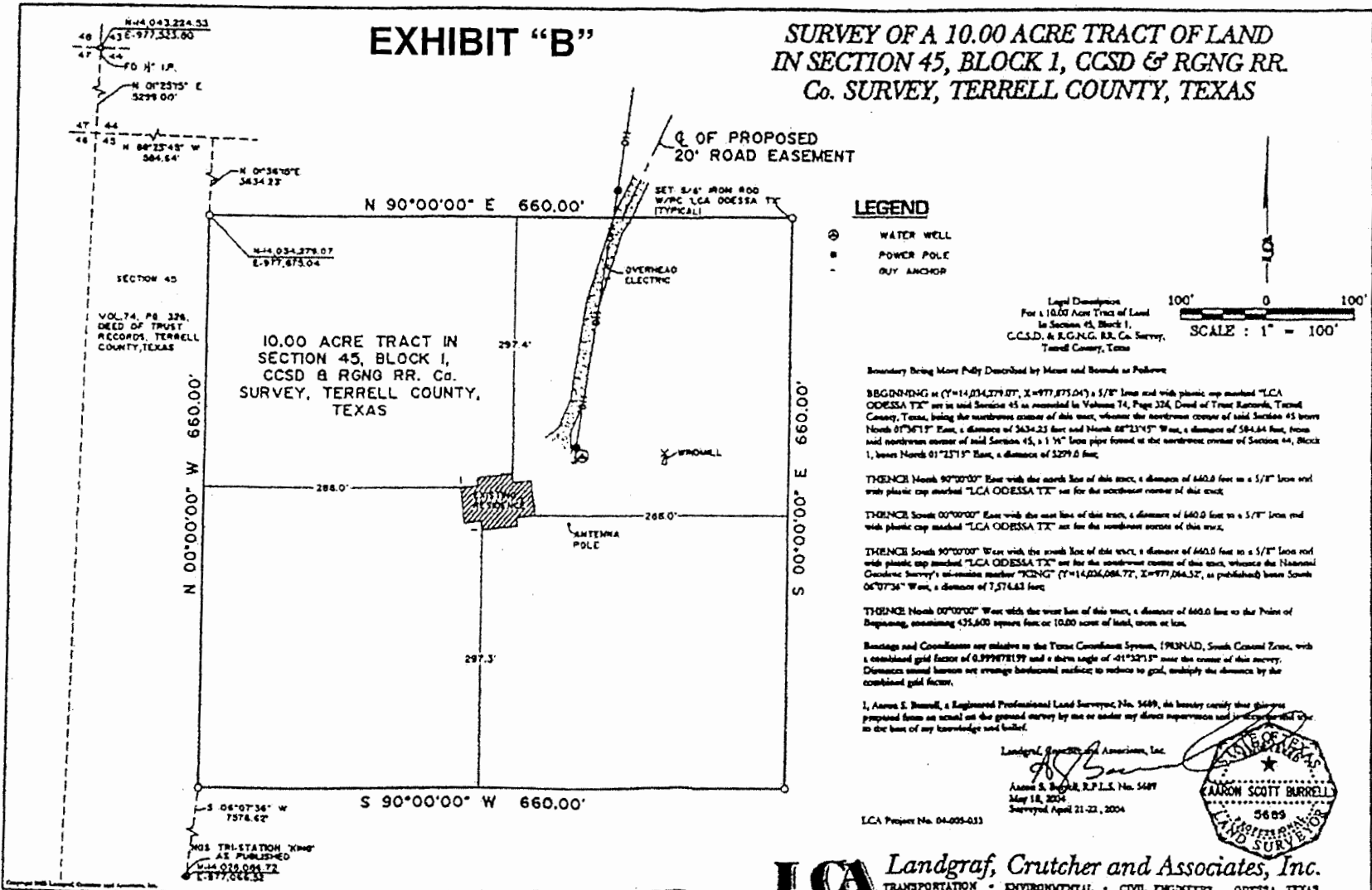
TRACT NO. 75: All of Section No. 21; Block 1, Abstract No. 95, Certificate No. 873, CCSD & RGING Ry. Company Survey, containing 650.5 acres of land, more or less, described by field notes as follows:

BEGINNING at the NEC of Section 21, at the SEC of Section 20,  
THENCE South 0 deg. 13 min. West 1903.3 varas to the SEC of 21 at the NEC of 22,  
THENCE North 89 deg. 56 min. West 1928 varas to the SWC of 21 and NWC of 22;  
THENCE North 0 deg. 10 min. East 1905.4 varas to the NWC of 21 at the NEC of 44;  
THENCE South 89 deg. 52 min. East 1929 varas to the place of beginning.

EXHIBIT "B"

# EXHIBIT "B"

## SURVEY OF A 10.00 ACRE TRACT OF LAND IN SECTION 45, BLOCK 1, CCSD & RGNG RR. Co. SURVEY, TERRELL COUNTY, TEXAS



**FILED FOR RECORD**

THE 10th DAY OF January  
A.D., 20 22  
AT 9:25 O'CLOCK A.M.  
**9-35947**

**Raeline Thompson**  
COUNTY CLERK, TERRELL CO., TEXAS

BY Liz Castellano  
DEPUTY

**STATE OF TEXAS  
COUNTY OF TERRELL**

I hereby certify that this instrument was FILED FOR  
RECORD on the date and at the time stamped hereon by  
me and was duly RECORDED in the Volume and Page of  
the **OFFICIAL PUBLIC RECORDS** Records of  
Terrell County, Texas.



**Raeline Thompson**  
COUNTY CLERK, TERRELL COUNTY, TEXAS

VOL. 20 PAGE 401 - 407

RECORDED 1-10-2022