

FILED

MAR 12 2021

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By _____ Deputy

Notice of 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 SERVE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Date: March 12, 2021
Original Trustee: Mac A. Starnes
Grantor: Caleb Stuart
Current Beneficiary: Three Amigos Investment Group, LLC
Note Dated: July 23, 2020
Original Principal Sum: \$90,000.00
Deed of Trust:

Deed of Trust recorded as Instrument No. 2021-173813 DT of the Official Public Records of Pecos County, Texas.

Property:
See Exhibit A attached hereto

County: Pecos
Substitute Trustee: Anthony Underwood
Trustee's Address: P.O. Box 732, Kermit, Texas 79745
Date of Sale (first Tuesday of month): April 6, 2021

Time of Sale: Notice is Hereby Given that on the Date of Sale, specifically, such sale to begin at 10:00 o'clock a.m.. or not later than three hours after such time. at the place designated by the Pecos County Commissioners Court as the area where sales pursuant to Deeds of Trust are take

place. to the highest bidder for cash or, if no area is designated by the commissioners court, the steps to the east entrance of the Pecos County Courthouse, 103 W Callaghan St., Fort Stockton, Texas 79735.

Anthony Underwood is the Substitute Trustee under the Deed of Trust and has been appointed by the Beneficiary under the Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and subject to any prior liens. There will be no Warranty relating to title, possession, quiet enjoyment, or the like for the property in this disposition. The sale will begin at the Time of Sale or not later than three hours thereafter.

This Notice of Trustee's Sale is also being sent to:

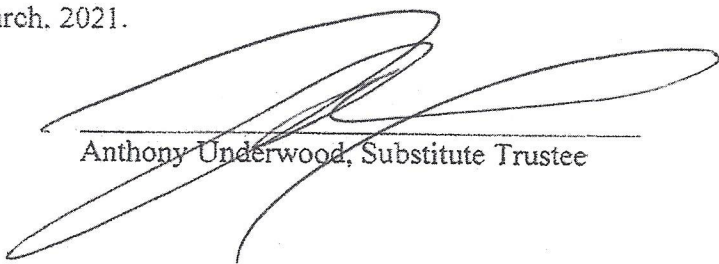
Caleb Stuart, 24 Smith Road, Suite 504, Midland, Texas 79705

Stuart Oilfield Services, 19343 Texas Hwy 146, Liberty, Texas 77575

Stuart Oilfield Services, 2021 Prestige Cove, Wylie, Texas 75098

Pecos County Appraisal District, 201 S. Main Street, Fort Stockton, Texas 79735

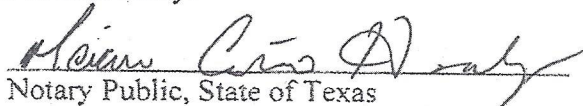
EXECUTED this the 12th day of March, 2021.



Anthony Underwood, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF WINKLER §

This instrument was acknowledged before me on the 12 day of February, 2021, by Anthony Underwood, as Substitute Trustee on behalf of said entity.


Notary Public, State of Texas

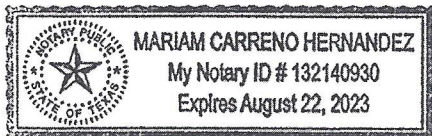


Exhibit "A"

OF a 30.0 acre tract off of the South end of that certain 60.009 acre tract of land recorded in Clerk's File 41052, located in the Southern portion of Section 82, Block 8, H. & G.N. Rwy. Co. Survey, Pecos County, Texas, and if found on the ground by the following survey:

BEGINNING at a 1/2" iron pipe with plug marked "WOE INC." set on the Southwest side of a new pipe fence corner post in position of a 1" iron pipe now lying on ground found at the Southwest corner of said 60.009 acre tract, the Southwest corner of said Section 82, for the Southwest corner of this survey;

THENCE N.13°02'45"E., along the West line of said 60.009 acre tract and the West line of said Section 82, a distance of 647.2 feet to a 1/2" iron pipe with plug marked "WOE INC." set for the Northwest corner of this survey; (Bearings are referenced to the Texas Coordinate System of 1983, Central Zone. Distances and area are surfaces.)

THENCE S.70°34'05"E. 2476.8 feet to a 5/8" iron rod found at a corner of said 60.009 acre tract, for a corner of this survey;

THENCE S.76°59'20"E. 146.0 feet to a 5/8" iron rod found in the Westerly right-of-way line of State Highway 18, at the Northeast corner of said 60.009 acre tract, for the Northeast corner of this survey;

THENCE S.13°00'50"W., along said Westerly right-of-way line of State Highway 18, a distance of 370.0 feet to a 1" iron pipe found in the South line of said Section 82, the Southeast corner of said 60.009 acre tract, for the Southeast corner of this survey;

THENCE N.76°58'45"W., along said South line of Section 82, a distance of 2608.5 feet to the **PLACE OF BEGINNING**.