

APR 15 2019

NOTICE OF FORECLOSURE SALE

SASHA KELTON
County Clerk, Clay County, Texas

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

The real property more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, May 7, 2019**

Time: The sale shall begin no earlier than **10:00 a.m.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 p.m.**

Place: **The sale will take place at the Clay County Courthouse at the place designated by the Clay County Commissioner's Court.**

The Deed of Trust (hereinafter described) permits the Lender (hereinafter described) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust (herein so called) executed by Jim Parker Farms, LLC, a Texas limited liability company (whether one or more, the "Grantor"), for the benefit of Axiom Bank, N.A., d/b/a Allied Affiliated Funding (successor in interest to Allied Affiliated Funding, L.P.) ("Lender"), covering the property described above. The Deed of Trust is dated on or about even date with the Note, and is recorded under Instrument number 15583, Book OPR, Volume 99, Page 383, of the Official Public Records of Clay County, Texas.


5. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on that Term Loan Promissory Note (the "Note") dated on or about December 30, 2016, in the original principal amount of \$1,000,000.00, executed by Blitz Energy Services, LLC, a Texas limited liability company, and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and holder of the Note and the indebtedness and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Lender:

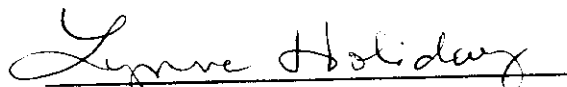
Gen Merritt-Parikh, President
Axiom Bank, N.A. d/b/a Allied Affiliated Funding
5151 Beltline Road, Suite 500
Dallas, Texas 75254
Phone: 972-776-5300
Fax: 972-404-9955

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

DATED: April 15, 2019



Sharon Jett, Substitute Trustee
Higier Allen & Lautin, P.C.
5057 Keller Springs Road, Suite 600
Addison, Texas 75001-6231
Telephone: (972) 371-2482
Fax: (972) 770-7842



Lynne Holiday Substitute Trustee

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO SHARON JETT, SUBSTITUTE TRUSTEE AT 972-770-7842 (FAX), NOTE THE SUBSTITUTE TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT SHARON JETT, SUBSTITUTE TRUSTEE AT 972-371-2482 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR COOPERATION.*****

EXHIBIT A

TRACT 1:

THAT CERTAIN REAL PROPERTY LOCATED IN CLAY COUNTY TEXAS, TO-WIT:

BEGINNING in Red River, at the Northeast corner of the Ramon Travino Survey, Abstract No. 447;

THENCE West with the North boundary line of said Travino Survey 1077.84 varas to the Northeast corner of a 360 acre tract conveyed by James R. Roberts and wife to D. B. Harris by deed dated November 17, 1894, recorded in Volume 34, Page 349, Clay County Deed Records;

THENCE South with the East line of said 360 acre tract 1477.44 varas to the Southwest corner of said tract in the South boundary line of the John Trussell Survey, Abstract No. 1003, and being the North line of the Montague County School Land Survey;

THENCE East with the South boundary line of the Trussell Survey 1658.88 varas to its Southeast corner, in Red River;

THENCE up Red River with its meanderings to the PLACE OF BEGINNING, and containing 355.5 acres of land, more or less, and being a part of the Ramon Travino Survey, Abstract No. 447, and a part of the John Trussell Survey, Abstract No. 1003, deeded by Sam J. Smith to Mrs. Nancy Caroline Camp by deed dated December 19, 1913, which deed is recorded in Volume 66, Page 23, of the Deed Records of Clay County, Texas.

SAVE AND EXCEPT:

A 2 acre tract of land out of a 355.5 acre tract in the Ramon Travino Survey, Abstract 447, and the John Trussell Survey, Abstract 1003, Clay County, Texas, as described in Volume 290, Page 329 of the Clay County Deed Records, said tract being further described by metes and bounds as follows:

BEGINNING at the Southwest corner of the aforementioned 355.5 acre tract, said corner being in the south line of the said John Trussell Survey and on the center line of F. M. Highway 171;

THENCE East 1990.12 feet along the south line of the said John Trussell Survey to a point;

THENCE North 59°08' East 2392.69 feet to the Southwest corner and PLACE OF BEGINNING of the herein described 2 acre tract; said 2 acre tract being out of the said Ramon Travino Survey;

THENCE North 348.48 feet to a point for the Northwest corner of the herein described tract; THENCE East 250.00 feet to a point for the Northeast corner of the herein described tract; THENCE South 348.48 feet to a point for the Southeast corner of the herein described tract; THENCE West 250.00 feet to the PLACE OF BEGINNING and containing 2.00 acres, more or less.

TRACT 2:

All of Block Number 157 of the Byers Brothers Subdivision, Clay County, Texas, containing 74.9 acres, more or less, according to the plat of said subdivision of record in Volume 49, Page 326, Clay County Deed Records.

SAVE AND EXCEPT:

5.00 acres of land, more or less, out of Block 157, Byers Brothers Subdivision, Clay County, Texas, described by metes and bounds as follows:

BEGINNING at the Southeast corner of Block 157, Byers Brothers Subdivision, at the intersection of two county roads, for the Southeast corner of this tract;

THENCE North, with the East line of Block 157 and the center line of a county road, 822.9 feet to a point for the Northeast corner of this tract;

THENCE South 89°06' West, at 23.3 feet cross West right-of-way fence line of country road and continuing South 89°06' West with fence in all 265.25 feet to an iron rod for the Northwest corner of this tract;

THENCE South, at 803.43 feet pass iron rod and continuing South in all 819.73 feet to a point in center line of East/West county road for the Southwest corner of this tract;

THENCE North 89°47' East, with the South line of said Block 157 and the center line of county road 265.2 feet to the PLACE OF BEGINNING and containing 5.0 acres of land.