

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
2021 JUN 14 PM 3:55

**Date:** June 14, 2021

**Substitute Trustee:** B. Cole Brown

**Substitute Trustee's Address:** 623 N. Main St.  
Hereford, TX 79045

JOANNA BLANCO  
CASTRO COUNTY  
DISTRICT & COUNTY CLERK

**Mortgagee:** Bruce Bridges and Phyllis Bridges, a married couple; and  
Lance Loudder and Terri Loudder, a married couple

**Note:** Note dated November 7, 2018, in the amount of \$115,000.00

**Deed of Trust**

**Date:** November 7, 2018

**Grantor:** Winter Springs Farms, LLC, a Texas limited liability company  
President: Jonathan Dietrich

**Mortgagee:** Bruce Bridges and Phyllis Bridges, a married couple; and  
Lance Loudder and Terri Loudder, a married couple

**Recording**

**Information:** Instrument No. 68343, Official Public Records of Castro County, Texas

**Property:**

A 4.360 acre tract out of a part of a tract known as 5 acres out of a part of a tract known as the Southeast 1/4 of Section 5, Block 1, W. E. Halsell's Subdivision in Castro County, Texas, as shown by the plat thereof of record in Volume 11, Page 207, Deed Records of Castro County, Texas, described by metes and as follows:

COMMENCING at a 3/8 inch iron rod with plastic cap stamped "HBD" set at the intersection of the South line of Section 5, Block 1, W. E. Halsell's Subdivision and the West physical line of U.S. Highway 385 whence a 1/2 inch iron rod with plastic cap stamped "HBD" reset for the Southwest corner of said section bears North 89 degrees 57 minutes 58 seconds West 227.84 feet;

THENCE North 89 degrees 57 minutes 58 seconds West along the South line of said section, 444.87 feet to the Southeast corner of a tract known as 5 acres as conveyed to Sunnyside Grain and Supply Co. by deed recorded in Volume 80, Page 584, Deed Records and the Southwest corner of a tract known as 1.517 acres as conveyed to Miguel Mendoza, et ux by deed recorded in Volume 202, Page 388, deed Records, and also being the SOUTHEAST and BEGINNING corner of this tract;

THENCE continuing North 89 degrees 57 minutes 58 seconds West along the South line of said section, 364.81 feet to a point;

THENCE North 24 degrees 08 minutes 16 seconds West at 32.88 feet pass a 3/8 inch iron rod with plastic cap stamped "HBD" set for reference and at a total distance of 180.15 feet a 1/2 inch iron rod with plastic cap stamped "HBD" set for corner;

THENCE North 31 degrees 15 minutes 35 seconds West 89.00 feet to a 3/8 inch iron rod with plastic cap stamped "HBD" set for corner;

THENCE North 89 degrees 57 minutes 58 seconds West 64.30 feet to a 3/8 inch iron rod with plastic cap stamped "HBD" set in the West line of the Sunnyside Grain and Supply Co. tract known as 5 acres;

THENCE North 00 degrees 00 minutes 25 seconds East 161.76 feet to a 3/4 inch iron pipe found for the Northwest corner of the Sunnyside Grain and Supply Co. tract known as 5 acres;

THENCE South 89 degrees 57 minutes 58 seconds East at 545.08 feet pass a 3/8 inch iron rod with plastic cap stamped "HBD" set in the West line of a tract known as 2.516 acres as conveyed to Sunnyside Farm Store, Inc. by deed recorded in Volume 166, Page 220, Deed Records and at a total distance of 549.00 feet a 3/8 inch iron rod with plastic cap stamped "HBD" set for the Northeast corner of the Sunnyside Grain and Supply Co. tract known as 5 acres;

THENCE South 00 degrees 00 minutes 25 seconds West along the East line of the Sunnyside Grain and Supply Co. tract known as 5 acres, 176.51 feet to a 1/2 inch iron rod found for the Northwest corner of the Miguel Mendoza, et ux tract known as 1.517 acres whence a 1/2 inch iron rod found for the southwest corner of the Sunnyside Farm Store, Inc. tract known as 2.516 acres bears South 89 degrees 59 minutes 03 seconds West 3.84 feet;

THENCE continuing South 00 degrees 00 minutes 25 seconds West along the West line of the Miguel Mendoza, et ux tract known as 1.517 acres and the East line of the Sunnyside Grain and Supply Co. tract known as 5 acres, at 195.66 feet pass a 3/8 inch iron rod with plastic cap stamped "HBD" set for reference, at 222.44 feet pass a 1/2 inch iron rod found, and at a total distance of 225.66 feet the place of beginning.

The above described tract contains a computed area of 4.360 acres including approximately 0.3 are in County Road 628 as same is physically located.

**County:** Castro County, Texas

**Date of Sale:** July 6, 2021

**Time of Sale:** 10:00 a.m.

**Place of Sale:** Castro County Courthouse  
Foyer  
100 E. Bedford St.  
Dimmitt, TX 79027

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.

Cody L. Simmons is Trustee under the Deed of Trust. Mortgagees have appointed B. Cole Brown as Substitute Trustee under the Deed of Trust. Mortgagees have instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", **without any expressed or implied warranties** (except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust). THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Sincerely,



B. Cole Brown, Substitute Trustee  
Simmons & Odle, P.C.  
Attorney for Mortgagee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
2021 JUN 14 PM 3:57

JOANNA BLANCO  
CASTRO COUNTY  
DISTRICT & COUNTY CLERK

**Date:** June 14, 2021

**Substitute Trustee:** B. Cole Brown

**Substitute Trustee's Address:** 623 N. Main St.  
Hereford, TX 79045

**Mortgagee:** Lance Loudder and Terri Loudder, a married couple

**Note:** Note dated November 7, 2018, in the amount of \$70,000.00

**Deed of Trust**

**Date:** November 7, 2018

**Grantor:** Winter Springs Farms, LLC, a Texas limited liability company  
President: Jonathan Dietrich

**Mortgagee:** Lance Loudder and Terri Loudder, a married couple

**Recording**

**Information:** Instrument No. 68340, Official Public Records of Castro County, Texas

**Property:**

A 0.709 acre tract out of a part of a tract known as 5 acres out of a part of a tract known as the Southeast 1/4 of Section 5, Block 1, W. E. Halsell's Subdivision in Castro County, Texas, as shown by the plat thereof of record in Volume 11, Page 207, Deed Records of Castro County, Texas, described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod with plastic cap stamped "HBD" set at the intersection of the South line of Section 5, Block 1, W. E. Halsell's Subdivision and the West physical line of U.S. Highway 385 whence a 1/2 inch iron rod with plastic cap stamped "HBD" reset for the Southwest corner of said section bears North 89 degrees 57 minutes 58 seconds West 5227.84 feet;

THENCE North 89 degrees 57 minutes 58 seconds West along the South line of said section, 993.86 feet to the Southwest corner of a tract known as 5 acres as conveyed to Sunnyside Grain and Supply Co. by deed recorded in Volume 80, Page 584, Deed Records for the SOUTHWEST and BEGINNING corner of this tract;

THENCE North 00 degrees 00 minutes 25 seconds East along the West line of the Sunnyside Grain and Supply Co. tract known as 5 acres, at 30.00 feet pass a 3/8 inch iron rod with plastic cap stamped "HBD" set for corner whence a 3/4 inch iron pipe found for

the Northwest corner of the Sunnyside Grain and Supply Co. tract known as 5 acres bears North 00 degrees 00 minutes 25 seconds East 161.76 feet;

THENCE South 89 degrees 57 minutes 58 seconds East 64.30 feet to a 3/8 inch iron rod with plastic cap stamped "HBD" set for corner;

THENCE South 31 degrees 15 minutes 35 seconds East 89.00 feet to a 1/2 inch iron rod with plastic cap stamped "HBD" set for corner;

THENCE South 24 degrees 08 minutes 16 seconds East at 147.27 feet pass a 3/8 inch iron rod with plastic cap stamped "HBD" set for reference and at a total distance of 180.15 feet a point in the South line of said section;

THENCE North 89 degrees 57 minutes 58 seconds West along the South line of said section, 184.18 feet to the place of beginning.

The above described tract contains a computed area of 0.709 acre including approximately 0.1 acre in County Road 628 as same in physically located.

**County:** Castro County, Texas

**Date of Sale:** July 6, 2021

**Time of Sale:** 10:00 a.m.

**Place of Sale:** Castro County Courthouse  
Foyer  
100 E. Bedford St.  
Dimmitt, TX 79027

**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.**

Cody L. Simmons is Trustee under the Deed of Trust. Mortgagees have appointed B. Cole Brown as Substitute Trustee under the Deed of Trust. Mortgagees have instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE**

**SERVICER.**

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any expressed or implied warranties (except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust). THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Sincerely,



B. Cole Brown, Substitute Trustee  
Simmons & Odle, P.C.  
Attorney for Mortgagee