

**NOTICE OF TRUSTEE'S SALE**

**DATE:** May 11, 2023

**PROMISSORY NOTE:** Promissory Note described as:

Date: July 24, 2018  
Maker: Elite 4 Properties, LLC and Quik Water Services, LLC  
Payee: West Texas State Bank  
Principal Amount: \$740,000.00

**DEED OF TRUST:** Deed of Trust (With Security Agreement and Assignment of Rents and Leases) described as:

Date: July 24, 2018  
Grantor: Elite 4 Properties, LLC  
Trustee: R. Jay Phillips  
Beneficiary: West Texas State Bank  
Recording Information: Recorded in/under Instrument #2018-4774 of the Official Public Records of Ward County, Texas.

Property: A 9.348 acre tract out of Section 63, Block N, G&MMB&A Survey, Ward County, Texas, and more particularly described in Exhibit A attached hereto, Save and Except A 1.00 acre tract as described in Deed dated 928, Page 481, Official Public Records, Ward County, Texas.

Trustee: R. Jay Phillips  
Trustee's Mailing Address: P. O. Box 7409  
Odessa, Texas 79760

Substitute Trustee: Michael Hicks, M. Andrew Stewart or Brad Odell  
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700  
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox  
Substitute Trustee's Mailing Address: 5219 City Bank Parkway  
Lubbock, Texas 79407

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

June 6, 2023, being the first Tuesday of the month, to commence at 1:00 PM, or within three hours thereafter.

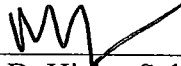
**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

In the lobby of the Ward County Courthouse located at 400 S. Allen, Monahans, Texas or such location as designated by the County Commissioners of Ward County, Texas.

City Bank, a Texas banking association is the successor in interest to West Texas State Bank as a result of a merger of West Texas State Bank into City Bank. As such, City Bank is the owner and holder of the Promissory Note and Deed of Trust and the party entitled to enforce the rights of the "Lender" and "Beneficiary" thereunder.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, City Bank, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the 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 such other trustee as City Bank 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. 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.

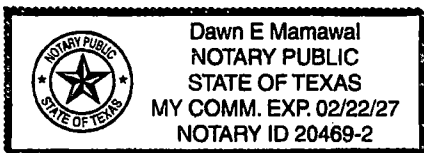


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Michael D. Hicks, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS            )  
  )  
COUNTY OF LUBBOCK    )

This instrument was acknowledged before me on May 11, 2023, by Michael D. Hicks, Substitute Trustee.



  
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Notary Public, State of Texas

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF A 9.348 ACRE TRACT OF LAND BEING OUT OF SECTION 63, BLOCK N, G&MB&A RR CO SURVEY, WARD COUNTY, TEXAS AND BEING TWO TRACTS OF LAND DESCRIBED AS 4.44 ACRES IN VOLUME 563, PAGE 517 DEED RECORDS AND 5.00 ACRES IN VOLUME 378, PAGE 616 DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND MARKING THE NORTHWEST CORNER OF SAID 4.44 ACRE TRACT IN THE SOUTH LINE OF 45th STREET FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 63 BEARS N 72 Deg. 53' 14" W - 25.0 FT AND S 72 Deg. 06' 46" W - 1218.7 FT.;

THENCE N 72 Deg. 06' 46" E - PASSING AT 223.25 FT. A 5/8" IRON ROD AT FENCE CORNER POST FOR THE NORTHEAST CORNER OF 4.44 ACRE TRACT AND THE NORTHWEST CORNER OF THE 5.00 ACRE TRACT AND CONTINUING IN ALL 480.5 FT. TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE 5.00 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 17 Deg. 58' 02" E - PASSING AT 388.9 FT. A 3/4" IRON PIPE MARKING THE SOUTHWEST CORNER OF A 2.0 ACRE TRACT DESCRIBED IN VOLUME 300, PAGE 226 DEED RECORDS AND CONTINUING IN ALL 847.39 FT. TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT;

THENCE S 72 Deg. 06' 17" W - PASSING AT 257.25 FT. A 5/8" IRON ROD AT FENCE CORNER AND CONTINUING IN ALL 480.5 FT. TO A 1/2" IRON PIN FOUND IN FENCE LINE FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE 4.44 ACRE TRACT;

THENCE N 17 Deg. 58' 15" W - 847.46 FT. WITH THE WEST LINE OF THE 4.44 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 9.348 ACRES OF LAND MORE OR LESS.

SAVE AND EXCEPT:

METES AND BOUNDS DESCRIPTION OF A 1.00 ACRE TRACT OF LAND BEING OUT OF SECTION 63, BLOCK N, G&MB&A RR CO SURVEY, WARD COUNTY, TEXAS AND BEING OUT OF A 5.00 ACRE TRACT OF LAND BEING DESCRIBED IN VOLUME 378, PAGE 616 DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF 45th STREET MARKING THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 17 Deg. 58' 02" E - 169.25 FT. WITH THE EAST LINE OF THE 5.00 ACRE TRACT TO A 1/2" IRON PIN SET IN FENCE LINE FOR THE SOUTH EAST CORNER OF THIS TRACT;

THENCE S 72 Deg. 06' 46" W - 257.5 FT. TO A 1/2" IRON PIN SET WITH CAP IN THE WEST LINE OF THE 5.00 ACRE TRACT AND THE EAST LINE OF A 4.44 ACRE TRACT DESCRIBED IN VOLUME 563, PAGE 517 DEED RECORDS;

THENCE N 17 Deg. 53' 14" W - 169.25 FT. WITH THE WEST LINE OF THE 5.00 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING IN THE SOUTH LINE OF 45th STREET;

THENCE N 72 Deg. 06' 46" E - 257.25 FT. WITH THE SOUTH LINE OF 45th STREET TO THE POINT C BEGINNING AND CONTAINING 1.00 ACRES OF LAND MORE OR LESS.

**F I L E D**  
MAY 12 2023