

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

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**NOTICE OF NON-JUDICIAL FORECLOSURE**

July 6, 2022

**DEED OF TRUST, SECURITY AGREEMENT – FINANCING STATEMENT ("Deed of Trust"):**

**Dated:** February 15, 2019

**Grantor:** HIGH COUNTRY LAND & CATTLE, INC., a Texas corporation

**Trustee:** W. DEREK DARBY

**Lender:** JGME CORPORATION, a Texas Corporation

**Recorded in:** Volume 377, Page 459 of the real property records of Edwards County, Texas.

**Legal Description:** **TRACT I: Being 1072.46 acres of land, more or less, in Edwards County, Texas, and being more fully described by metes and bounds Exhibit "A" attached hereto and made a part hereof for all purposes.**

**TRACT II: Being a Sixty Foot (60') road easement for ingress and egress purposes in Edwards County, Texas, and being more fully described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.**

**TRACT III: Being a Sixty Foot (60') road easement for ingress and egress purposes in Edwards County, Texas, and being more fully described by metes and bounds in Exhibit "C" attached hereto and made a part hereof.**

**Secures:** Real Estate Lien Note ("Note") in the original principal amount of \$1,832,455.00, executed by HIGH COUNTRY LAND & CATTLE, INC., a Texas Corporation ("Borrower") and payable to the order of Lender.

**Original Property:** The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached **Exhibit "A", Exhibit "B" and Exhibit "C"**, and all rights and appurtenances thereto

**Released Property:** The real property described in the attached **Exhibit "D"**.

**Property:** The Original Property, save and except the Released Property

**Guaranty:** The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty dated February 15, 2019, and executed by WILLIAM C. COCKE in favor of Lender

**Foreclosure Sale:**

**Date:** Tuesday, August 2, 2022

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

**Place:** Front steps of the Edwards County Courthouse located at 400 West Main Street, Rocksprings, Texas 78880, or such other location as may be designated by the County Commissioners Court of Edwards County, Texas.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JGME CORPORATION's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, JGME CORPORATION, the owner and holder of the Note, have requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JGME CORPORATION's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JGME CORPORATION's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JGME CORPORATION pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements

of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by JGME CORPORATION. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS SALE.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



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