

NOTICE OF FORECLOSURE SALE

August 4, 2026

Deed of Trust ("Deed of Trust"):

Dated: June 17, 2020
Grantor: Farmers Cooperative Gin Company
Trustee: Greg Pruitt
Lender: First National Bank Rotan
Recorded in: Volume 980, Page 83 of the Official Public Records of Scurry County, Texas

Legal Description:

Tract 1: Being Six (6) acres of land, more or less, out of the East 1/2 of the SE 1/4 of Section 75, Block 3, H&GN Ry. Co. Survey, Scurry County, Texas;

BEGINNING at a point in the North ROW line of Highway 180, which point is North 75 feet and West 100 feet from the SE corner of said Section 75;
THENCE North, a distance of 427.2 feet to a point for the NE corner of this tract;
THENCE West, a distance of 600 feet to a point for the NW corner of this tract;
THENCE South, a distance of 442.2 feet to a point in the North ROW line of said Highway 180, for the SW corner of this tract;
THENCE East, along said ROW line a distance of 308.9 feet to a point;
THENCE North 81°23' East a distance of 100 feet to a point;
THENCE East a distance of 192.2 feet to the place of beginning.

Tract 2: Being a 14-acre tract of land in Section 75, Block 3, H&GN Ry. Co. Survey, Scurry County, Texas, as follows:

BEGINNING at an iron pipe set in the East line of Section 75 and in the North ROW line of U.S. Highway 180, for the most Easterly SE corner of this tract, from which the SE corner of Section 75 bears South 75 feet;
THENCE West, along and with the North ROW line of Highway, for 100 feet to an iron pipe, for a corner of this tract, and being the SE corner of a 6-acre tract of land owned by Snyder Co-op Gin Co. Deed of Record in Volume 266, Page 719, Deed Records, Scurry County, Texas;
THENCE North, for 427 feet to the NE corner of said 6-acre tract, for a corner of this tract;
THENCE West, for 600 feet to an iron pipe set at the NW corner of said 6-acre tract, for a corner of this tract;
THENCE North, for 810.2 feet to an iron pipe set for the NW corner of this tract;
THENCE East, for 700 feet to an iron pipe set in the East line of Section 75, Block 3, H&GN Ry. Co. Survey, for the NE corner of this tract;
THENCE South, along and with the East line of Section 75, for 1237.2 feet to the place of beginning.

Tract 3: Being 14.036 acres, more or less, out of the West One-half of the Southwest Quarter (W/2 SW/4) of Section No. 56, in Block No. 3, of the H&GN Ry. Co. Survey, Scurry County, Texas; and being described as all of the following 15.036 acre tract, to-wit:

BEGINNING at a point in the West line of Section 56, Block 3, H&GN Ry. Co. Survey, Scurry County, Texas, which point is in the intersection of the North right-of-way line of Texas State Highway No. 180, and said West line of Section 56, above-described, for the Southwest corner of this tract;
THENCE North along said West line of Section 56, a distance of 1063.35 feet to a point, for the Northwest corner of this tract;
THENCE East a distance of 626.01 feet to a point, the Northeast corner of this tract, said point being on the North Boundary Line of Lot 1, in Block 3, of the Eastland Subdivision, and lying midway between the Northeast corner and the Northwest corner of said lot;
THENCE South with the center line of said Lot 1 to a point lying on the South Boundary Line of said Lot 1 and being midway between the Southeast corner and the Southwest corner of said Lot 1;
THENCE South with the center line of Bond Street to the North Right-of-way of said Texas State Highway No. 180, in

all 1043.35 feet for the Southeast corner of this tract;
THENCE West along said North Right-of-way line, a distance of 517.01 feet to a point;
THENCE South 68° 12' West a distance of 53.85 feet to a point;
THENCE West a distance of 59 feet to the PLACE OF BEGINNING, and containing 15.036 acres of land, more or less.

SAVE AND EXCEPT a 1.0 acre tract previously conveyed from Mary R. Moore and husband, Cecil E. Moore, to Robby Robinson and wife, Linda Robinson, by Warranty Deed dated October 13, 1986, recorded in Volume 347, Page 738, Deed Records, Scurry County, Texas.

Tract 4: Being a 15.944 acre tract of land in the SW/4 of Section 56, Block 3, H&GN Ry. Co. Survey, Scurry County, Texas, and being the West part of the 45.732 acre tract conveyed to Leslie McBeth and wife, by Deed recorded in Volume 265, Page 15, of the Deed Records of Scurry County, Texas. Said 15.944 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" galvanized pipe found 15.4 feet Northerly from fence corner in the West line of Section 56 at the SW corner of the McBeth 45.732 acre tract, for the SW corner of this tract, from which the SW corner of Section 56 by Deed bears South 1154.00 feet;
THENCE N. 0° 08' 16" E., with the West line of Section 56 and with the West line of the McBeth tract, along fence, for 766.83 feet to a 1" galvanized pipe found at fence corner for the NW corner of the McBeth tract and NW corner of this tract, from which a 1/2" galvanized pipe bears N. 0° 08' 16" E. 0.12 feet;
THENCE East, with the North line of the McBeth tract and with fence, for 906.49 feet to a 1/2" galvanized pipe set for the NE corner of this tract, from which a 1" galvanized pipe found in the West line of County Road 151 at the NE corner of the McBeth 45.732 acre tract bears East 1707.91 feet;
THENCE S. 0° 08' 16" W., 191.73 feet to a 1/2" galvanized pipe set at fence, for a corner of this tract;
THENCE S. 76° 33' 11" W., along said fence, for 7.69 feet to a 1/2" galvanized pipe set at fence corner, for a corner of this tract;
THENCE S. 1° 08' 03" E., along a portion of curved fence line, for 573.48 feet to a 1/2" galvanized pipe set in the South line of the McBeth 45.732 acre tract, for the SE corner of this tract;
THENCE N. 89° 59' 47" W., with the South line of said McBeth tract, for 911.75 feet to the PLACE OF BEGINNING.

Secures: Commercial Promissory Note ("Note") in the original principal amount of \$851,623.35, executed by Farmers Cooperative Gin Company ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, August 4, 2026

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 10:00 a.m. and not later than three hours thereafter.

Place: The North steps of the Scurry County Courthouse in Snyder, Scurry County, Texas, located at 1806 25th Street, Snyder, 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 First National Bank Rotan'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, First National Bank Rotan, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First National Bank Rotan's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First National Bank Rotan'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 First National Bank Rotan passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refilled 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 First National Bank Rotan. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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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