

NOTICE OF TRUSTEE'S SALE

DATE: June 13, 2025

Deed of Trust:

Date: APRIL 20, 2023  
Grantor: CHRISTIAN STREIB AND WIFE, CANDANCE STREIB  
Grantor's County: CHILDRESS  
Beneficiary: Waggoner National Bank of Vernon  
Trustee: SI SCHUR, VICE PRESIDENT  
Property: 567.90 ACRES, CHILDRESS CO  
Legal Description:

**SEE THE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN AND HEREBY REFERRED TO FOR ALL PURPOSES.**

Note:

Date: APRIL 19, 2023  
Amount: \$1,100,000.00  
Debtor: CHRISTIAN STREIB AND WIFE, CANDACE STREIB  
Holder: Waggoner National Bank of Vernon

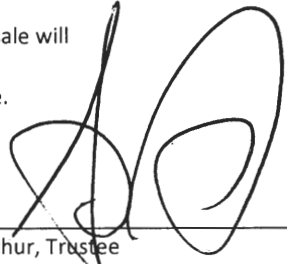
Date of Sale of Property: **AUGUST 8, 2025**

Earliest Time of Sale of Property will begin: 1:00 PM

Place of Sale of Property:

The place of the sale shall be: **CHILDRESS County Courthouse**, Texas at the following location: The front steps located on the south side of the Childress County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time state above or within three hours after the time.

  
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Si Schur, Trustee

THE STATE OF TEXAS     []  
COUNTY OF WILBARGER   []

This instrument was acknowledged before me on this 13 day of JUNE 2025, by Si Schur.

FIELD NOTES for a 672.90 acre tract of land out of Sections 784 and 785, Block H, W. & N. W. Ry. Co. Survey, Childress County, Texas.

BEGINNING at a 1/2" iron rod set with a yellow cap (hereafter referred to as an OJD cap) at the southeast corner of said Section 785 for the southeast corner of this tract.

THENCE N. 88° 04' 35" W., along the south line of said Section 785, a distance of 5303.50 feet to an OJD cap set at the southwest corner of said Section 785 for the southwest corner of this tract.

THENCE N. 01° 19' 30" E., along the west line of said Section 785 and County Road 2, a distance of 5305.91 feet to an 80d nail found at the northwest corner of said Section 785 same being the southwest corner of said Section 784 for a corner of this tract.

THENCE N. 01° 34' 23" E., along the west line of said Section 784 and said County Road 2, a distance of 1205.22 feet to an OJD cap set in the south right-of-way line of U.S. Highway 287 for the northwest corner of this tract.

THENCE S. 57° 02' 37" E., along said right-of-way line, a distance of 364.22 feet to an OJD cap set for an ell corner of this tract.

THENCE S. 32° 57' 23" W., continuing along said right-of-way line, a distance of 35.00 feet to an OJD cap set for an ell corner of this tract.

THENCE S. 57° 02' 37" E., continuing along said right-of-way line, a distance of 200.00 feet to an OJD cap set for an ell corner of this tract.

THENCE N. 32° 57' 23" E., continuing along said right-of-way line, a distance of 35.00 feet to an OJD cap set for an ell corner of this tract.

THENCE S. 57° 02' 37" E., continuing along said right-of-way line, a distance of 941.60 feet to an OJD cap set for an angle corner of this tract.

THENCE in an easterly direction along said curve with a radius of 2000.08 feet, a long chord bearing of S.  $77^{\circ} 23' 41''$  E. and a long chord distance of 355.52 feet, a curve distance of 355.99 feet to an OJD cap set at the end of said curve for a corner of this tract.

THENCE S.  $82^{\circ} 29' 37''$  E., continuing along said right-of-way line, a distance of 460.10 feet to an OJD cap set for an angle corner of this tract.

THENCE S.  $85^{\circ} 21' 22''$  E., continuing along said right-of-way line, a distance of 100.12 feet to an OJD cap set for an angle corner of this tract.

THENCE S.  $82^{\circ} 29' 37''$  E., continuing along said right-of-way line, a distance of 2617.70 feet to the east line of said Section 785 for the northeast corner of this tract.

THENCE S.  $01^{\circ} 02' 46''$  W., along said east line, at 3.0 feet pass a Cornerstone cap found, a total distance of 5149.89 feet to the place of BEGINNING and containing 30.70 acres in said Section 784 and ~~642.20~~ acres in said Section 785 and being a total of 672.90 acres of land.

SAVE AND EXCEPT:

FIELD NOTES for a 105.00 acre tract of land out of Section 785, Block H, W. & N. W. Ry. Co. Survey, Childress County, Texas.

BEGINNING at a 1/2" iron rod found with a yellow cap inscribed "RPLS 4263" (hereafter referred to as an OJD cap) at the southwest corner of said Section 785 for the southwest corner of this tract.

THENCE N. 01° 19' 30" E., along the west line of said Section 785, a distance of 919.23 feet to an OJD cap set in County Road 2 for the northwest corner of this tract.

THENCE S. 89° 54' 38" E., at 27.50 feet pass an OJD cap set in the east margin of said County Road 2, a total distance of 1058.37 feet to an OJD cap set for an angle corner of this tract.

THENCE N. 73° 22' 31" E. a distance of 1338.12 feet to an OJD cap set for an angle corner of this tract.

THENCE N. 71° 29' 13" E. a distance of 1083.10 feet to an OJD cap set for the northeast corner of this tract.

THENCE S. 16° 37' 23" E. a distance of 1853.14 feet to an OJD cap set in the south line of said Section 785 for the southeast corner of this tract.

THENCE N. 88° 04' 35" W., along said south line, a distance of 3921.20 feet to the place of BEGINNING and containing 105.00 acres of land.