

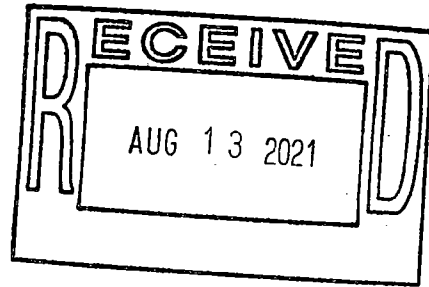
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

Information regarding the indebtedness and lien that is the subject of this sale:

Note:

Date: June 20, 2017
Maker: Monroe A. Moore, II
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$665,000.00
Capital Farm Credit, FLCA Loan No. 948549



Deed of Trust:

Date: June 20, 2017
Grantor: Monroe A. Moore, II
Trustee: Ben R. Novosad
Recorded in: Instrument No. 170600, Official Public Records of Fisher County, Texas.

Property:

The following described real property, together with all mineral interests, improvements, fixtures, personal property and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges and appurtenances pertaining thereto:

Certain tracts of land in Fisher County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owned or hereafter acquired, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements,

structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

Notwithstanding any other provision, reservation or exception contained in said Deed of Trust or on any exhibit thereto, the lien shall cover all of Grantor's water rights, including, but not limited to, rights to surface water, groundwater, underground water, percolating waters, rights to any water from lakes, streams or other bodies of water, adjudicated or permitted water rights, riparian and other water rights which are owned or which are hereafter acquired by Grantor whether or not expressly excepted from the description of the Property.

Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, FLCA

Information regarding the public sale to be held:

Substitute Trustee: **Terry Browder, Laura Browder, Marsha Monroe, and Jamie Osborne**

Appointed by written instrument dated September 10, 2021, executed by Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Official Public Records of Fisher County, Texas.

Date of Sale: October 5, 2021, being the first Tuesday in said month.

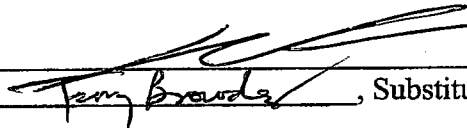
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Roby, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Fisher County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, FLCA appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth hereinabove, any one of the above-named Substitute Trustees will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Substitute Trustee nor the Capital Farm Credit, FLCA make any representation or warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.


_____, Substitute Trustee

Please return File-Stamped Copy to:

Will C. Griffis
McCleskey, Harriger, Brazill & Graf, L.L.P.
311 S. Abe, Suite B
San Angelo, TX 76903

EXHIBIT A

TRACT ONE:

285.493 acres of land out of Section 166, Block 2, H&TC Ry. Co. Surveys, Fisher County, Texas. The 285.493 acres being all of Tract No. 2 and part of Tract No. 1 described in a deed to Overby recorded in Fisher County Deed Records Volume 572 Page 95. The 285.493 acres is described further by metes and bounds as follows:

BEGINNING at a found axle for the North 1/4 of Section 166

THENCE S 14° 13'57" E - 2653.61' to a set ½" iron pin with cap marked Morris 2426 for the Midsection corner of Section 166

THENCE N. 76° 10'15" E 1414.97' to a set ½" iron pin with cap marked Morris 2426 in the North line of Tract No. 1 of the Overby Tracts

THENCE S 14° 18'19" E - 2656.91' to a set ½" iron pin with cap marked Morris 2426 in the South line of Tract No. 1 and the South line of Section 166

THENCE S 76° 24'58" W - 2054.71' along the South line of Section 166 to a set ½" iron pin with cap marked Morris 2426 for the Southwest corner of Tract No. 1

THENCE N 14° 18'19" W - 2648.11' to a set ½" iron pin with cap marked Morris 2426 for the Northwest corner of Tract No. 1

THENCE S 76° 10'15" W - 2002.00' to a set ½" iron pin with cap marked Morris 2426 for the West 1/4 corner of Section 166

THENCE N 14° 15'20" W - 2634.87' along the West line of Section 166 to a set ½" iron pin with cap marked Morris 2426 for the Northwest corner of Section 166

THENCE N 75° 45'51" E - 2642.64' along the North line of Section 166 to the POINT OF BEGINNING and containing 285.493 acres of land more or less.

TRACT TWO:

Being 100 acres of land out of and off of the South portion of the South East Quarter (SE/4) of Section No. 24 of the El Paso County School Land, as subdivided by A. H. Parker, County Surveyor of El Paso County, Texas, the map or plat of said subdivision is recorded in Fisher County, Texas, and is referred to, said land being more particularly described as follows, to-wit:

BEGINNING at the S.E. corner of Section No. 24 of said Subdivision;

THENCE S 75 W 868 vrs. to the S.W. Corner of the SE/4 of said Section No 24;

THENCE N 15 W 650.6 vrs. to stake;

THENCE N 75 E 868 vrs. stake in E. B. Line of said Section No. 24;

THENCE S 15 E 650.6 vrs. to the place of beginning.

TRACT THREE:

All that certain described real estate situated in Fisher County, Texas, about 12 miles southeast of the town of McCaulley, Texas, containing 418.1 acres, more or less and consisting on the following surveys and parts of surveys to-wit:

Being out of the Andrew McMicken Survey, Patent dated March 12, 1854, and out of the J.M. Turnbough Survey, Patent No. 200, Volume 16, dated August 30, 1884, described by metes and bounds as follows:

BEGINNING at the northeast corner of the Andrew McMicken Survey, and iron pin on the south bank of Clear Fork River; THENCE up the river with its south bank as follows: S 6° 06' W 118.8 varas south 22° 58' S 86.4 varas S 0° 49' W 72 varas, S 6° 39' W 108 varas, S 25° 18' W 82.8 varas S 41° 58' W 72 varas S 60° 04' W 99 varas S 51° 22' W 72 varas S 64° 14' W 86.4 varas, S 24° 18' W 36 varas S 36° 43' W 82.8 varas S 70° 36' W 120.6 varas S 33° 38' W 68.4 varas S 68° 56' W 41 3/4 varas to a stake; THENCE south 74° 46' W 25 varas to a stake; THENCE south 15° 15' E 318.6 varas to the North Line of 80 acres out of said McMicken Survey conveyed to W.F. Davison by deed recorded in Volume 65, Page 604, of the Deed Records of Fisher County, Texas; THENCE south 74° 42' West with the north line of said 80 acre tract 171.5 varas more or less to the Northwest corner of said 80 acre tract; THENCE south 15° E 1430 varas to the southwest corner of Andrew McMicken Survey; THENCE North 75° East 1340 varas to the southeast corner of the J.M. Turnbough Survey; THENCE North 15° West at 1288 varas cross China Creek in all 1640 varas to the Northeast corner of a 32.63 acre tract conveyed to W.F. Davison by deed recorded in Volume 102, Page 210, of the Deed Records of Fisher County, Texas on the West line of Section 41, the Elm Fork of the River; THENCE up the river as follows: N 75° 15' W 107 varas S 48° 15' W 28 varas S 89° 15' W 174 varas N 69° W 65 varas N 39° W 33 varas N 9° E 79 varas; THENCE South 75° W 65 varas to the east line of the McMicken Survey; THENCE North 15° West 530 varas to the place of beginning; and being the same land acquired by W.F. Davison under the deed from W.R. Moffett, recorded in Volume 102, Page 210, Deed Records of Fisher County, Texas, and from Levi McCollum, et al, recorded in Volume 65, Page 604, of the Deed Records of Fisher County, Texas.