

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 6, 2008
Maker: Justin Hoffner
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$130,090.00
Capital Farm Credit, FLCA Loan No. 879767

Deed of Trust:

Date: June 6, 2008
Grantor: Justin Hoffner
Trustee: Terry D. Dane
Recorded in: Document No. 081557, Vol. 283, Pg. 619, Official Public Records of Jones 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 tract of land in Jones 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,

NOTICED NOTICE
DATE 7-12-21 TIME 12:19pm
Lee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY Amber Rozans

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, and Marsha Monroe**

Appointed by written instrument dated June 30, 2021, executed by Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Official Public Records of Jones County, Texas.

Date of Sale: August 3, 2021, being the first Tuesday in said month.

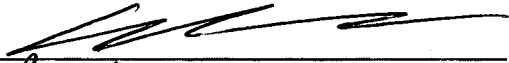
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Anson, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Jones 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.



Tom Bowden, 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

BEING 137.91 acres of land out of the Southeast part of Survey No. Four (4), Block No. Two (2), T.&N.O. RR. Company Lands, described by metes and bounds as follows:

BEGINNING at a concrete monument for the SW corner of Survey No. 3 and the SE corner of this Survey No. 4, Block No. 2, T & N O RR. Company Survey for the SE corner of this tract;

THENCE 77 deg. 00'W with the North boundary line of Survey No. 8, Block No. 15, of T&P RR Company Survey and the South line of the Survey No. 4 for 741.8 varas to a 2 inch iron pipe by a corner fence post for the SW corner of this tract;

THENCE N 13 deg. 00'W with the West line of the East ½ of this Survey No. 4 for 813.9 varas to a 2 inch iron pipe for the SW corner of a 7.64 acre tract surveyed this date and for the extreme West NW corner of this tract;

THENCE 77 deg. 00'E with the South line of said 7.64 acre tract and parallel with the South line of this Survey No. 4 for 122.0 varas to a 2 inch iron pipe in field for the SE corner of 7.64 acre tract and for an inner corner of this tract;

THENCE N 13 deg. 00'W with the East line of 7.64 acre tract for 335.2 varas to a point in the center of a county road for the NE corner of 7.64 acre tract and for the extreme North NW corner of this tract. From said corner a 2 inch iron pipe bears S 13 deg 00'E at 10.8 varas on the South side of said road;

THENCE along said county road with its meanders as follows: S 86 deg. 15'E for 17.7 varas, N 78 deg. 36'E for 95.8 varas, East for 469.3 varas, S 59 deg. 45'E for 74.2 varas to a point in the East line of this Survey No. 4 for the SE corner of a 70.36 acre tract and for the NE corner of this tract. From said corner a 2 inch iron pipe bears N 12 deg. 45'W at 8.1 varas on the North side of said road;

THENCE S 12 deg. 45'E with the East line of this Survey No. 4 for 985.0 varas to the beginning.