

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: December 31, 2015
Maker: MTS Cattle Company, LLP, and Joel Spraberry and Mary Spraberry
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$231,168.41
Capital Farm Credit, FLCA Loan No. 934460

Deed of Trust:

Date: December 31, 2015
Grantor: MTS Cattle Company, LLP, a Texas limited liability partnership
Trustee: Ben R. Novosad
Recorded in: Volume 419, Page 910, of the 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:

Five tracts of land in Jones County, Texas, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference for all purposes.

Prior Modification of Note and/or Deed of Trust:

POSTED NOTICE
DATE 3/17/18 TIME 10:30 AM
Debra L. Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: Utania McFee

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

Appointed by written instrument dated March 6, 2018, 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: April 3, 2018, being the first Tuesday in said month.

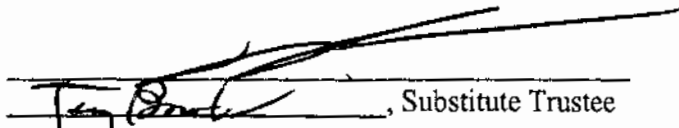
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Anson, Texas local time, and shall begin not later than 3 hours thereafter.

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.


_____, Substitute Trustee

Please return File-Stamped Copy to:

Tommy J. Swann
McCleskey, Harriger, Brazill & Graf, L.L.P.
5010 University Ave, Floor 5
Lubbock, TX 79413-4422

EXHIBIT "A"

TRACT ONE:

BEING 185.157 acres of land out of a called 189.66 acres recorded in Volume 90, Page 586, Deed Records of Jones County, Texas, said 185.157 acres being out of the D. C. Fields Survey No. 3, Abstract No. 715. and the Southwest part of Section 12, Block 1, T & N O RR Co. Surveys, described as 2 (two) tracts as follows:

Tract one:

Beginning at a recovered 2" pipe on the North ROW of U.S. Highway No. 180 on the east line of a tract described in Volume 512, Page 207, Deed Records of Jones County, Texas, whence a ROW Monument a cut off for County Road No. 157 bears S 88 degrees 56' 49" W 1775.66 feet;

THENCE North 2823.88 feet with said East line and passing the South line of said Section 12 to a recovered 2" pipe the Northwest corner of this tract and Southwest corner of a 222 acre tract described in Volume 574, Page 884, Deed Records;

THENCE S 89 degrees 53' 15" E 2905.52 feet to a recovered sucker rod by a 6" post, the Northeast corner of this tract;

THENCE S 00 degrees 00' 30" E 2590.05 feet passing the South line of said Section 12 to a set 3/4" galvanized pipe on the north ROW of U.S. Highway No. 180;

THENCE S 76 degrees 43' 28" W 526.21 feet with said ROW to a recovered concrete ROW Monument at the beginning of a curve to the right with a radius of 2864.79 feet;

THENCE along said curve a delta of 11 degrees 57' 36" an arc length of 598.00 feet a chord of S 82 degrees 51' 39" W 596.91 feet to a recovered concrete ROW Monument at the end of said curve;

THENCE S 88 degrees 56' 49" W 1801 feet with said ROW to the place of beginning and containing 184.569 acres of land more or less.

Tract two:

BEGINNING at a recovered 5/8" rod by a 6" post on the South line of the D. C. Fields Survey No. 3, at the Southeast corner of the called 189.66 acre tract;

THENCE S 88 degrees 49' 00" W 487.12 feet along said South line to a set 3/4" galvanized pipe on the South ROW of U. S. Highway No. 180 in a curve to the left with a radius of 2984.79 feet;

THENCE along said curve a chord of N 72 degrees 06' 21" E 2.4 feet to a recovered concrete ROW Monument at the end of said curve;

THENCE N 76 degrees 43' 28" E 498.05 feet with said ROW to a set 3/4" galvanized pipe on the east line of said 189.66 acre tract;

THENCE S 00 degrees 00' 30" E 105.04 feet to the place of beginning and containing 0.588 acres of land with a total of 185.157 acres in both tracts more or less.

TRACT TWO:

BEING a parcel of land lying and being situated in Jones County, Texas, and being the East 70 acres of the Southeast One-fourth (1/4) of Section 34, Orphan Asylum Lands, described by metes and bounds as follows:

BEGINNING at a stone set for the SW corner of Section 35 and the SW corner of this section and near the center of Cross Public roads;

THENCE West 415 varas to stone;

THENCE North 0 deg. 14' W. 955 vrs. to stake in NBL of the SE 1/4 of this section;

THENCE North 89 deg. 55' E. with the said NBL of the SE 1/4 of this Section 415 vrs. to an old fence corner mesquite post in EBL of this section and WBL of Section 35;

THENCE South 0 deg. 15' West with the said EBL of this Section and WBL of said Section 34, 956 vrs. to the place of beginning.

TRACT THREE:

All that certain tract or parcel of land situated in Jones County, Texas, known and described as part of Section No. 12, in Block 1, T. & N. O. R.R. land, patented to R.M. Huie, by Patent No. 468, Vol. 18 and described as follows:

BEGINNING at the original N.E. Corner of said Section 12, for the N.E. corner of this tract;

THENCE West with the N.B. line of said Section to a planted stone in the E.B. line of Harrison County School Land;

THENCE S 14° 15' E with the said E. B. line of Harrison County School Land League No. 333, to the S.E. corner of same;

THENCE S. 75° 30' W with the S. B. line of said Harrison County School Land League No. 333 424 varas more or less to a stake for corner; same being the N.W. corner of a tract of land owned by Mollis Carr at one time, in the east line of a tract at one time owned by Frank Huie;

THENCE East to a point in the E. B. line of said Section No. 12;

THENCE North with the E. B. line of said Section No. 12, 1067 varas more or less to the place of beginning, containing 222 acres of land more or less.

TRACT FOUR:

BEING all of the Northeast One-fourth (NE/4) of Section Thirty Four (34), Orphan Asylum Lands as more particularly described in a Patent from the State of Texas to J. C. Prichard, et al and recorded in Volume 3, Page 16 of the Patent Records of Jones County, Texas, less 20.0 acres more or less previously conveyed by Buford M. Spraberry and wife Loesta Spraberry to Keith D. Taylor and wife, Melba Taylor, as reflected in a deed recorded in Volume 559, Page 49, of the Deed Records of Jones County, Texas.

Exhibit "A"

Page 2 of 3

TRACT FIVE:

BEING the North One-half (N/2) of the following described property:

BEING 143 acres off the N end of the W 1/2 of Survey 19, Orphan Asylum Land, Abstract 1482, Jones County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point where the N line of Survey 19 intersects with the E ROW line of Farm-to-Market 1226 14.4 varas E of the NW corner of Survey 19, Orphan Asylum Lands for the NW corner of this tract. From said corner an iron pipe bears S 0 deg. E at 11.2 varas:

THENCE E with the S line of Survey 10 and the N line of Survey 19 along the center of a country road for 942.12 varas to the NW corner of the E 1/2 of 19 and the NE corner of the W 1/2 of 19 begin midway between the NW and NE corners of 19. From said corner an iron pipe bears S 0 deg. 20 E at 9.0 varas;

THENCE S 0 deg. 20' E with the W line of the E 1/2 of 19 and the E line of the W 1/2 of the 19 for 856.91 varas to an iron pipe for the SE corner of this tract;

THENCE W parallel with the N line of this Survey 19 for 942.12 varas to an iron pipe in the E R.O.W. line of said Highway 1226 for the SW Corner of this tract;

THENCE N 0 deg. 20' W with E R.O.W. line of said Highway for 856.9 varas to the place of beginning.