

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note :

Capital Farm Credit Loan No. 922382

Date: August 22, 2014
Maker(s): John A. Arbuckle
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$208,000.00

FILED
11:53 AM
OCT 16 2017
Julie Karstedt
JULIE KARSTEDT
CO. CLERK, FAYETTE CO TEXAS

Deed of Trust:

Date: August 22, 2014
Grantor(s): John A. Arbuckle A/K/A John Arbuckle and spouse, LaDona Arbuckle; whose address is 1346 Crescent Pky. Ct., Houston, TX 77094
Trustee: Ben R. Novosad
Recorded in: Clerk's File, Instrument No. 14-05843, Volume 1704, Page 590, Official Records of Fayette County, Texas

Property:

The property described in "Exhibit A" attached hereto and made a part hereof (the "Property"); together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, 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 improvements, structures, fixtures and replacements being a part of said Property.

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, FLCA

Information regarding the public sale to be held:

Substitute Trustee: Alan Castetter
U.S. Legal Support
5100 Lassant Cove
Austin, Texas 78749

Appointed by written instrument dated October 9, 2017, and recorded or to be recorded in the Official Public Records of Fayette County, Texas.

Date of Sale: November 7, 2017, being the first Tuesday in said month.


Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Fayette County, Texas, local time, but in no event later than 3 hours thereafter.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, FLCA appointed a 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, I, as Substitute Trustee, 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 the title to the Property. Neither Substitute Trustee nor Capital Farm Credit, FLCA makes any representation of warranty (express or implied) regarding the 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.



Alan Castetter, Substitute Trustee



50.18 ACRES

STATE OF TEXAS
COUNTY OF FAYETTE

This is the description of 50.18 acres of land in Fayette County, Texas, being a part of Tract No. 17 of the Fayette County School Land 11,065 Acre Survey, Abstract No. 182. This 50.18 acres is all of that tract described as 50 acres in deed dated March 15, 2007 from GRANTOR: Geraldine Brown, et al, to GRANTEE: Thomas C. Brown, recorded in Volume 1390, Page 800 of the Fayette County Official Records. This 50.18 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set for the northeast corner of Tract No. 17 and the northeast corner of the said 50 acre tract, the same being the southeast corner of the Gerald C. Macha 101 acre tract which is a part of his Tract Two described in Volume 1146, Page 507 (Official Records), the same also being the northwest corner of the Charles W. Koether 50.24 acre tract described in Volume 979, Page 604 (Official Records);

THENCE along the easterly line of the 50 acre tract, the same being the westerly line of the said 50.24 acre tract, South 00 deg. 10 min. 00 sec. East, at 514.72 feet pass a 5/8" iron rod set on line, for a total distance of 1029.36 feet to an old treated post, 4" in diameter and 6 feet tall, found marking the southeast corner of the 50 acre tract and the northeast corner of the Rhonda Beth Koether 48.4 acre tract described in Volume 979, Page 607 (Official Records);

THENCE along the southerly line of the 50 acre tract, the same being the northerly line of the said 48.4 acre tract, South 89 deg. 18 min. 01 sec. West, at 5.00 feet pass a 5/8" iron rod set for reference, for a total distance of 2122.57 feet to a 5/8" iron rod set in the easterly right-of-way line of U. S. Highway No. 77 (formerly known as Highway 72) marking the northwest corner of the 48.4 acre tract and the southwest corner of the 50 acre tract;

THENCE along the easterly line of said highway, the right-of-way for which was acquired in Jury of View executed by County Commissioners to Frank Antos recorded in Volume 144, Page 01 (Deed Records), North 00 deg. 09 min. 00 sec. West (base bearing), at 515.28 feet pass a 5/8" iron rod set on line, for a total distance of 1030.56 feet to a 5/8" iron rod set for the northwest corner of the 50 acre tract;

THENCE along the northerly line of the 50 acre tract, the same being the southerly line of the aforesaid Gerald C. Macha 101 acre tract, North 89 deg. 19 min. 58 sec. East 2122.27 feet to the **PLACE OF BEGINNING** containing within these metes and bounds 50.18 acres of land.

August 27 2014 11:02 AM

STATE OF TEXAS COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the OFFICIAL RECORDS
of Fayette County, Texas as stamped hereon above time.

JULIE KARSTEDT, COUNTY CLERK

Stamps: 18 Page(s)

