

JUN 12 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE  
KAY HARDIN, COUNTY CLERK  
YOUNG COUNTY, TEXAS

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 9, 2004  
Maker: Bill and Gayle Briscoe Family Trust, and Bill Briscoe and Gayle Briscoe  
Payee: First Ag Credit, FLCA  
Original Principal Amount: \$68,000.00  
Capital Farm Credit, FLCA Loan No. 843325

Deed of Trust:

Date: June 9, 2004  
Grantor: Bill and Gayle Briscoe Family Trust  
Trustee: Terry D. Dane  
Recorded in: Volume 950, Page 252, Official Public Records of Young 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:

Tract No. One:

BEING 100.0 acres out of T.E. & L. Company Survey No. 629, Abstract No. 787, Young County, Texas. The said 100.0 acres also being a part of a 289.3 acres tract described in Volume 820, Page 168, of the Deed Records of Young County, Texas. The said 100.0 acres being more particularly described in metes and bounds as follows:

BEGINNING at a spike found in the center of Scobee Road, a county road, for the northwest corner of said T.E. & L. Company Survey No. 629;

THENCE S 89° 25' 56" E 1543.84 feet with the north line of said survey and the center line of said county road to a 1/2 inch iron rod set for corner;  
THENCE South 2824.51 feet to a 1/2 inch iron rod set for corner in an existing fence;  
THENCE N 89° 13' 18" W 1543.91 feet with an existing fence to a 1/2 inch iron rod set for corner in the west line of said survey;  
THENCE North 2818.83 feet with the west line of said survey to the point of beginning containing 100.0 acres, more or less.

Tract No. Two:

BEING 35.693 acres out of T.E. & L. Company Survey No. 629, Abstract No. 787, Young County, Texas. The said 35.693 acres also being a part of a 289.3 acre tract recorded in Vol. 820 Pg. 168 of the Deed Records of said county. The said 35.693 acres being described as follows:

BEGINNING at a 3/8 inch iron rod found in Mixon Road, a county road, and at the southwest corner of said survey;  
THENCE North 934.13 feet with the west line of said survey to a 1/2 inch iron rod found at the southwest corner of a 100.0 acre tract recorded in Vol. 884, Pg. 374;  
THENCE S 89° 13' 18" E 1689.08 feet with the south line of said 100.0 acre tract to a 1/2 inch iron rod set for corner;  
THENCE S 1° 22' 37" W 919.21 feet with an existing fence to a 1/2 inch iron rod set for corner in the south line of said survey and in said Mixon Road;  
THENCE N 89° 44' W 1666.85 feet along said Mixon Road and with the south line of said survey to the point of beginning, containing 35.693 acres.

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 Angela Lewis**

Appointed by written instrument dated June 6, 2017, executed by Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Official Public Records of Young County, Texas.

Date of Sale: July 4, 2017, being the first Tuesday in said month.

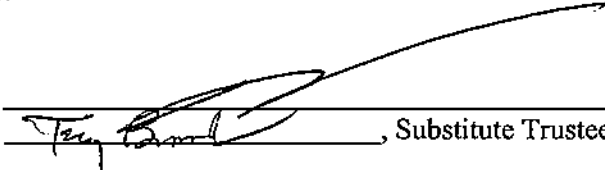
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Graham, Texas local time, and shall begin not later than 3 hours thereafter.

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