

## 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: February 12, 2007  
Maker: Frankie A. Tomblin, Sr. and Beverly G. Tomblin  
Payee: First Ag Credit, FLCA  
Original Principal Amount: \$282,200.00  
Capital Farm Credit, FLCA Loan No. 866267

#### Deed of Trust:

Date: February 12, 2007  
Grantor: Frankie A. Tomblin, Sr. and spouse, Beverly G. Tomblin  
Trustee: Terry D. Dane  
Recorded in: Volume 1006, Page 486, 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:

BEING the SURFACE AND SURFACE ESTATE ONLY in and to a tract of land containing 177.17 acres, more or less, in the W. T. Compere Survey, Abstract No. 1719, the W. T. Compere Survey, Abstract No. 1954, the S. M. Wann Survey, Abstract No. 1714 and the G. B. & N. Co. Survey No. 4, Abstract No. 119, Young County, Texas and being the same tracts conveyed to Roy Patterson recorded in Volume 822, Page 700 and Volume 841, Page 748, Deed Records of Young County, Texas. Said 177.17 acre tract being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

#### 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 Trustees: Terry Browder, Laura Browder, Marsha Monroe and Angela Lewis

Appointed by written instrument dated August 7, 2018, 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: September 4, 2018, being the first Tuesday in said month.

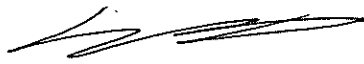
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Graham, Texas local time, and shall begin not later than 3 hours thereafter.

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

## EXHIBIT "A"

BEING the SURFACE AND SURFACE ESTATE ONLY in and to a tract of land containing 177.17 acres, more or less, in the W. T. Compere Survey, Abstract No. 1719, the W. T. Compere Survey, Abstract No. 1954, the S. M. Wann Survey, Abstract No. 1714 and the G. B. & N. Co. Survey No. 4, Abstract No. 119, Young County, Texas and being the same tracts conveyed to Roy Patterson recorded in Volume 822, Page 700 and Volume 841, Page 748, Deed Records of Young County, Texas. Said 177.17 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at an ell corner of the said Patterson Tracts and a northwest corner of the HTH Land, Ltd. Tract recorded in Volume 876, Page 404, Deed Records of Young County, Texas, called to be the northeast corner of the said Compere Survey, Abstract No. 1954;

THENCE South 01 degrees 00 minutes 39 seconds West for a distance of 489.32 feet to a 5/8 inch iron rod found at the base of a fence corner being the most southerly southeast corner of the said Patterson Tracts and the northeast corner of the Russell Garvey Tract recorded in Volume 797, Page 872, Deed Records of Young County, Texas;

THENCE South 89 degrees 59 minutes 58 seconds West for a distance of 3414.04 feet to a 5/8 inch iron rod found at the base of a fence corner on the east line of Texas Farm Road No. 2652 (100 foot wide highway) being the southwest corner of the said Patterson Tracts and the northwest corner of the said Garvey Tract;

THENCE North 13 degrees 02 minutes 34 seconds East for a distance of 226.23 feet to a 5/8 inch iron rod found at a point of curvature on the east line of the said highway;

THENCE along a curve to the right having a radius of 2814.87 feet and an arc length of 390.52 feet, being subtended by a chord of North 17 degrees 01 minutes 02 seconds East for a distance of 390.21 feet to a 5/8 inch iron rod found at a point of tangency on the east line of the said highway;

THENCE North 20 degrees 59 minutes 30 seconds East for a distance of 1411.30 feet to a 2 inch cap on a 5/8 inch iron rod set at a point of curvature on the east line of the said highway;

THENCE along a curve to the left having a radius of 1959.86 feet and an arc length of 697.37 feet, being subtended by a chord of North 10 degrees 47 minutes 53 seconds East for a distance of 693.70 feet to a 2 inch cap on a 5/8 inch iron rod set on the east line of the said highway being the most westerly northwest corner of the said Patterson Tracts and a corner of the Joey Garvey Tract recorded in Volume 797, Page 872, Deed Records of Young County, Texas;

THENCE North 89 degrees 43 minutes 24 seconds East for a distance of 148.81 feet to an unmarked corner which fell inside a post being a common corner of the said Joey Garvey Tract and the said Patterson Tracts;

THENCE South 00 degrees 13 minutes 54 seconds East for a distance of 200.00 feet to a 1/2 inch iron rod found at a common corner of the said Patterson and Joey Garvey Tracts;

THENCE North 89 degrees 48 minutes 03 seconds East for a distance of 300.27 feet to a 3/8 inch iron rod found at a common corner of the said Patterson and Joey Garvey Tracts;

THENCE North 00 degrees 14 minutes 39 seconds West for a distance of 250.02 feet to a 3/8 inch iron rod found at a common corner of the said Patterson and Joey Garvey Tracts on the south line of the Malcolm Winfrey Whitaker Tract recorded in Volume 795, Page 560, Deed Records of Young County, Texas;

THENCE along the common line of the said Patterson Tracts and the said Whitaker Tract, South 86 degrees 01 minutes 05 seconds East for a distance of 420.29 feet a 5/8 inch iron rod found, North 86 degrees 17 minutes 46 seconds East for a distance of 198.57 feet a 5/8 inch iron rod found, North 76 degrees 59 minutes 26 seconds East for a distance of 132.84 feet an unmarked corner which fell inside a dead tree, South 84 degrees 43 minutes 01 seconds East for a distance of 339.45 feet a 5/8 inch iron rod found and South 70 degrees 16 minutes 33 seconds East for a distance of 895.68 feet a 5/8 inch iron rod found at the base of a fence corner being the northeast corner of the said Patterson Tracts and the southeast corner of the said Whitaker Tract on the west line of the said HTH Land, Ltd. Tract;

THENCE along the common line of the said Patterson Tracts and the said HTH Land, Ltd. Tract, South 01 degrees 35 minutes 51 seconds East for a distance of 385.94 feet an unmarked corner which fell inside a 24 inch post oak tree, South 32 degrees 52 minutes 20 seconds East for a distance of 254.75 feet a 5/8 inch iron rod found at the base of a fence bend, South 72 degrees 57 minutes 29 seconds East for a distance of 192.01 feet a 5/8 inch iron rod found at the base of a fence bend, South 26 degrees 51 minutes 10 seconds East for a distance of 352.46 feet a 5/8 inch iron rod found at the base of a fence bend, South 00 degrees 29 minutes 02 seconds West for a distance of 876.58 feet a 5/8 inch iron rod found at the base of a fence corner and North 87 degrees 08 minutes 45 seconds West for a distance of 239.64 feet to the place of beginning.

