

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, FLCA Loan No. 960528

Date: October 11, 2018
Maker(s): David Slimp
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$299,000.00

Deed of Trust:

Date: October 11, 2018
Grantor(s): David Slimp; a single person, whose address is 12908 Irongate Ave., Austin, TX 78727
Trustee: Ben R. Novosad
Recorded in: Clerk's File, Instrument No. 2018-005634, Official Public Records of Caldwell County, Texas

Property:

BEING 84.464 acres, more or less, in the Joseph Burleson Survey, A-3, Caldwell County, Texas, and described by the metes and bounds 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 and subject to the Deed of Trust.

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, FLCA

Filed this 15th day of Sept 20 20
10:33 A M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Bruce Hove Deputy

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 September 14, 2020, executed by Capital Farm Credit, FLCA, and recorded or to be recorded in the Official Public Records of Caldwell County, Texas.

Date of Sale: October 6, 2020, being the first Tuesday in said month.

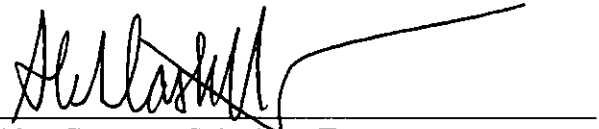
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Caldwell County, Texas, local time, but in no event later than 3 hours thereafter.

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 the 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 the 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



All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Joseph Burleson Survey A-3 and being also a part of a tract of land called 96.5455 acres and conveyed to Cathy Hunter by deed recorded in Volume 93 Page 566 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found used for basis of bearing in the South corner the above mentioned Hunter tract and in the apparent East corner of a tract of land designated as Exhibit "K" and conveyed to Barbara Wilson by Instrument Number 122136 of the said Official Records and further described in Volume 93 Page 566 of the said Official Records and in the NW line of Old Colony Line Road (a.k.a. County Road #160) for the South corner this tract.

THENCE North 47 degrees 47 minutes 48 seconds West with the SW line of the said Hunter tract and the NE line of the above mentioned Wilson tract 8258.52 feet to a 1/2" iron pin found used for basis of bearing in the most southerly West corner of the said Hunter tract and in the apparent SE line of a tract of land called 80.06 acres and conveyed to Red Hill Production Co., Inc. by deed recorded in Volume 197 Page 261 of the said Official Records for the most southerly West corner this tract.

THENCE with the NW and NE lines of the said Hunter tract for the following two (2) courses:
(1) North 31 degrees 25 minutes 21 seconds East with the apparent SE line of the above mentioned 80.06 acre tract 228.48 feet to a capped 1/2" iron pin set in the westernmost terminus of Liberty Lane (a.k.a. County Road #180) for the most westerly North corner this tract.
(2) South 50 degrees 10 minutes 13 seconds East with a South West line of the above mentioned Liberty Lane 258.98 feet to a chain-link fence corner post found in the NW line of the Dale Cemetery and in an exterior corner of the said Liberty Lane for an exterior corner this tract.

THENCE with the SE NE and NW lines of the said Hunter tract and the NW SW and SE lines of the said Dale Cemetery for the following three (3) courses:
(1) South 30 degrees 28 minutes 41 seconds West 124.32 feet to a chain-link fence corner post found in the West corner of the said Dale Cemetery for an all corner this tract.
(2) South 43 degrees 07 minutes 05 seconds East 300.04 feet to a chain-link fence corner post found in the South corner the said Dale Cemetery for an all corner this tract.
(3) North 31 degrees 21 minutes 48 seconds East 417.38 feet to a chain-link fence corner post found in the East corner of the said Dale Cemetery for an angle point this tract.

THENCE North 57 degrees 36 minutes 59 seconds East over and across the said Hunter tract 505.19 feet to a capped 1/2" iron pin set in the apparent South corner of a tract of land called 6.00 acres and conveyed to Lindsey D. Eck et ux by deed recorded in Volume 91 Page 579 of the said Official Records for an angle point this tract.

THENCE North 46 degrees 35 minutes 37 seconds East with the SE line the above mentioned 6.00 acre tract and the NW line of the said Hunter tract 679.31 feet to a capped 1/2" iron pin set in the apparent East corner of the said 6.00 acre tract and in the South line of the Union Pacific Railroad ROW for the most northerly NW corner this tract.

THENCE North 87 degrees 59 minutes 09 seconds East with a North line of the said Hunter tract and the South line of the said Union Pacific Railroad ROW 826.51 feet to a capped 1/2" iron pin set in the most northerly NE corner of the said Hunter tract and the apparent North corner of a tract of land called 5.872 acres and conveyed to Hlane P. Williams et ux by deed recorded in Volume 542 Page 318 of the said Official Records and further described in Volume 393 Page 207 of the Deed Records of Caldwell County, Texas for the most northerly NE corner this tract.

THENCE South 32 degrees 12 minutes 06 seconds West with a SE line of the said Hunter tract and the apparent NW line the above mentioned Williams tract 821.96 feet to a capped 1/2" iron pin set in the apparent West corner of the said Williams tract and an all corner of the said Hunter tract for an all corner this tract.

THENCE with the NE line of the said Hunter tract for the following four (4) courses:
(1) South 44 degrees 03 minutes 00 seconds East with the apparent SW line of the said Williams tract 429.25 feet to a 3/8" iron pin found in the apparent South corner of the said Williams tract and the apparent West corner of a tract of land conveyed to Robert L. Wright by deed recorded in Volume 393 Page 386 of the said Deed Records for an angle point this tract.
(2) South 43 degrees 53 minutes 56 seconds East with the apparent SW line of the above mentioned Wright tract 450.45 feet to a 5/8" iron pin found in the apparent South corner of the

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said Wright tract and the apparent West corner of a tract of land called 5.439 acres and conveyed to James Monroe et ux by deed recorded in Volume 618 Page 717 of the said Official Records for an angle point this tract.

(3) South 43 degrees 53 minutes 24 seconds East with the apparent SW line of the above mentioned 5.439 acre tract 403.74 feet to a 5/8" iron pin found in the apparent South corner the said 5.439 acre tract and the apparent West corner of a tract of land called 1.428 acres and conveyed to Willie Teddie Johnson by deed recorded in Volume 35 Page 19 of the said Official Records for an angle point this tract.

(4) South 42 degrees 39 minutes 13 seconds East with the apparent SW line of the above mentioned 1.428 acre tract 362.70 feet to a 1 1/2" iron pipe found in the NW line of Old Colony Line Road and in the East corner of the said Hunter tract for the East corner this tract.

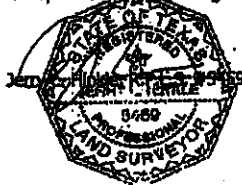
THENCE South 35 degrees 40 minutes 02 seconds West with a SE line the said Hunter tract and the NW line of Old Colony Line Road 72.91 feet to a 5" Cedar fence corner post found in an exterior corner of the said Hunter tract and the apparent East corner of a tract of land conveyed to Joe Ellison by deed recorded in Volume Page of the said Deed Records for a reentrant corner this tract.

THENCE with the NE, NW, and SW lines of the above mentioned Ellison tract and the SW, SE, and NE lines of the said Hunter tract for the following three courses:

(1) North 59 degrees 25 minutes 30 seconds West 286.04 feet to a rock found for an ell corner this tract. (2) South 31 degrees 02 minutes 17 seconds West 417.08 feet to a railroad fence corner post found for an ell corner this tract. (3) South 57 degrees 50 minutes 12 seconds East 283.76 feet to a 5" Misty fence corner post found in the NW line of Old Colony Line Road and exterior corner of the said Hunter tract for an exterior corner this tract.

THENCE South 30 degrees 15 minutes 13 seconds West with the SE line the said Hunter tract and the NW line of Old Colony Line Road 737.96 feet to the place of beginning containing 84.464 acres of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on July 25, 2013. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



FILED AND RECORDED

Instrument Number: 2018-005634 DEED OF TRUST

Filing and Recording Date: 10/15/2018 04:03:51 PM Pages: 12 Recording Fee: \$66.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Carol Holcomb

Carol Holcomb, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.