

## 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:

#### Notes:

- (1) Date: August 14, 2015  
Maker: Rickey V. Gruben and Gruben Farms, Inc.  
Payee: Capital Farm Credit, PCA  
Original Principal Amount: \$146,384.22  
Capital Farm Credit, PCA Loan No. 184100943
- (2) Date: August 14, 2015  
Maker: Rickey V. Gruben  
Payee: Capital Farm Credit, PCA  
Original Principal Amount: \$375,000.00  
Capital Farm Credit, PCA Loan No. 184100941
- (3) Date: May 29, 2013  
Maker: Rickey V. Gruben  
Payee: Capital Farm Credit, PCA  
Original Principal Amount: \$157,367.36  
Capital Farm Credit, PCA Loan No. 184100856

#### Deed of Trust:

Date: August 14, 2015  
Grantor: Gruben Farms, Inc., a Texas corporation  
Trustee: Ben R. Novosad  
Recorded in: Instrument No. 150842, Official Public Records of Fisher 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:

118.948 acres of land out of the George Hilburn Homestead Donation Survey, Fisher County, Texas, more particularly described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein by reference for all purposes.

#### Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, PCA

**Information regarding the public sale to be held:**

Substitute Trustees: Terry Browder, Laura Browder, Marsha Monroe

Appointed by written instrument dated October 8, 2018, executed by Capital Farm Credit, PCA and recorded or to be recorded in the appropriate Official Public Records of Fisher County, Texas.

Date of Sale: November 6, 2018, being the first Tuesday in said month.

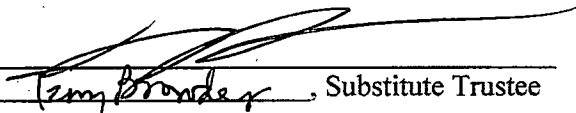
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Roby, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Fisher County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, PCA appointed Substitute Trustees and has requested Substitute Trustees 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, PCA 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:**

118.948 ACRES OF LAND OUT OF THE GEORGE HILBURN HOMESTEAD DONATION SURVEY, FISHER COUNTY, TEXAS. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 AT THE INTERSECTION OF THE EAST LINE OF THE GEORGE HILBURN HOMESTEAD DONATION SURVEY AND THE NORTH RIGHT OF WAY OF COUNTY ROAD 206;  
THENCE: S 77°06'17"W - 731.57' ALONG THE NORTH RIGHT OF WAY OF COUNTY ROAD 206 TO A FOUND 4" PIPE FENCE CORNER POST;  
THENCE: N 62°43'45"W - 52.56' ALONG THE NORTH RIGHT OF WAY OF COUNTY ROAD 206 TO A FOUND 4" PIPE FENCE CORNER POST IN THE EAST RIGHT OF WAY OF COUNTY ROAD 208;  
THENCE: N 21°14'08"W - 2294.79' ALONG THE EAST RIGHT OF WAY OF COUNTY ROAD 208 TO A FOUND 4" PIPE FENCE CORNER POST;  
THENCE: N 10°44'19"W - 79.13' ALONG THE EAST RIGHT OF WAY OF COUNTY ROAD 208 TO FOUND 3/4" IRON ROD;  
THENCE: N 13°08'27" W - 1890.96' TO A FOUND 1" IRON PIPE;  
THENCE: N 12°39'00" W - 784.50' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426;  
THENCE: N 77°14'58" E 1097.23' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426;  
THENCE: S 12°59'56" E- 5056.17' TO THE POINT OF BEGINNING AND CONTAINING 118.948 ACRES OF LAND MORE OR LESS.

**TRACT TWO:**

31.567 ACRES OF LAND OUT OF THE GEORGE HILBURN HOMESTEAD DONATION SURVEY AND THE J.L. GOGGIN PRE-EMPTION SURVEY, FISHER COUNTY, TEXAS. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 AT THE INTERSECTION OF THE EAST LINE OF THE GEORGE HILBURN HOMESTEAD DONATION SURVEY AND THE SOUTH RIGHT OF WAY OF COUNTY ROAD 206;  
THENCE: S 12°59'56" E- 2080.35' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426;  
THENCE: S 12°20'32" E- 285.42' TO A POINT (UNABLE TO SET PIN, CORNER UNDER OLD BUS);  
THENCE: S 78°09'48" W - 371.03' TO A FOUND 2" PIPE POST IN THE EAST RIGHT OF WAY OF COUNTY ROAD 206;  
THENCE: N 27°19'30" W - 257.18' ALONG THE EAST RIGHT OF WAY OF COUNTY ROAD 206 TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426;  
THENCE: N 35°32'12" W - 44.06' ALONG THE EAST RIGHT OF WAY OF COUNTY ROAD 206 TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426;  
THENCE: N 21°27'33" W 903.82' ALONG THE EAST RIGHT OF WAY OF COUNTY ROAD 206 TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426;  
THENCE: N 21°24'48" W- 1163.38' ALONG THE EAST RIGHT OF WAY OF COUNTY ROAD 206 TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE SOUTH RIGHT OF WAY OF COUNTY ROAD 206;  
THENCE: N 20°27'31" E - 30.37' ALONG THE SOUTH RIGHT OF WAY OF COUNTY ROAD 206 TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426;  
THENCE: N 77°08'33" E - 741.21' ALONG THE SOUTH RIGHT OF WAY OF COUNTY ROAD 206 TO THE POINT OF BEGINNING AND CONTAINING 31.567 ACRES OF LAND MORE OR LESS.

**FILED FOR RECORD**  
**AT 11:20 O'CLOCK A.M.**

00119442

OCT 15 2018

PAT THOMSON  
COUNTY CLERK FISHER COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY