

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JAN 13 2025

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.

Rachel Lamb Geeslin
County Clerk, Hamilton Co., Texas

Information regarding the indebtedness and lien that is the subject of this sale:

Note:

Date: July 6, 2021
Maker: James Watson
Payee: Capital Farm Credit, ACA as agent/nominee for CapitalFarmCredit,FLCA
Original Principal Amount: \$118,915.00
Capital Farm Credit, ACA Loan No. 5822150

Deed of Trust:

Date: July 6, 2021
Grantor: James Watson and spouse, Jessica Suttan
Trustee: Jeffrey C. Norte
Recorded in: Instrument Number 20212002, Vol. 590, Pg. 153 of the Real Property Records of Hamilton County, Texas; Instrument No. 341118 filed in the Official Public Records of Coryell 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 I:

A 10.01 acre tract known as Lot 45 of the Rio Escondido Phase 6 Subdivision located in Hamilton County, Texas, being out of the H. Gilly Survey, Abstract No. 1259 and the N. Gee Survey, Abstract No. 298, Hamilton County, Texas; and further being out of a called 1483.78 acre tract as shown on document from 9812 Holdings, LLC, to LSLP Evant II, LLC, recorded in Document No. 20210542 of the Real Property Records of Hamilton County, Texas; said 10.01 acres

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being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein.

Tract II:

Being non-exclusive road access and utility easements as set out in Non-Exclusive Road Access and Utility Easement Agreement dated April 20, 2021, recorded in Document No. 20210913, Real Property Records of Hamilton County, Texas and recorded in Clerk's File No. 3307190, Official Public Records of Coryell County, Texas.

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, ACA

Information regarding the public sale to be held:

Substitute Trustee: **Richard H. Hester and David Garvin**
8101 Boat Club Road, Ste. 320, Fort Worth, TX 76179

Appointed by written instrument dated January 9, 2025, executed by Capital Farm Credit, ACA and recorded or to be recorded in the appropriate Official Public Records of Hamilton County, Texas and Coryell County, Texas.

Date of Sale: February 4, 2025

Time of Sale: The earliest time at which the sale will occur is 12:00 p.m. (Noon) Hamilton, Texas local time, and shall begin not later than 3 hours thereafter.

EXHIBIT A

Tract I:

A 10.01 acre tract known as Lot 45 of the Rio Escondido Phase 6 Subdivision located in Hamilton County, Texas, being out of the H. Gilly Survey, Abstract No. 1259 and the N. Gee Survey, Abstract No. 298, Hamilton County, Texas; and further being out of a called 1483.78 acre tract as shown on document from 9812 Holdings, LLC, to LSLP Evant II, LLC, recorded in Document No. 20210542 of the Real Property Records of Hamilton County, Texas; said 10.01 acres being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin set with "Cuplin" cap along a southerly line of a called 29.71 acre non-exclusive road access and utility easement as recorded in Document No.20210913 of the Real Records of Hamilton County, and being a northwesterly corner of said Lot 45, and having a northing of 10,521,919.06 UsFt, and an easting of 2,990,968.29 UsFt. of the Texas Coordinate System, Central Zone, NAD 83/2011-Epoch 2010, Grid Us Ft;

THENCE South 60°36'45" East, along a southerly line of said 29.71 acre tract and the northerly line of said Lot 45, a distance of 280.87' to a ½" iron pin set with "Cuplin" cap;

THENCE South 29°23'15" West, departing a southerly line of said 29.71 acre tract and along the easterly line of said Lot 45, passing a ½" iron pin set with "Cuplin" cap on-line for reference at a distance of 1,534.34', for a total distance of 1560.34' to a point for a corner at the southeast corner of said Lot 45 along the northerly line of Lot 58 of the unrecorded Rio Escondido Phase 4 Subdivision, along the approximate centerline of a Dry Branch;

THENCE along the northerly line of said unrecorded Rio Escondido Phase 4, the centerline of said Dry Branch, and the south line of said Lot 45, the following courses and distances;

- 1) North 81°05'11" West, a distance of 74.08' to a point for corner;
- 2) North 39°36'08" West, a distance of 201.96' to a point for corner;
- 3) North 38°17'11" West, a distance of 24.80' to a point for corner at the southwest corner of said Lot 45;

THENCE North 29°23'15" East, departing said Dry Branch, along the westerly line of said Lot 45, passing a ½" iron pin set with "Cuplin" cap on-line for reference at a distance of 52.00', for a total distance of 1504.42' to the POINT OF BEGINNING, containing 10.01 acres, more or less.

FILED and RECORDED

Instrument Number: 20250037 B: RP V: 652 P: 854

Filing and Recording Date: 01/13/2025 11:21:22 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Rachel L. Geeslin

Rachel Lamb Geeslin, County Clerk
Hamilton 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.