

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: November 4, 2020

Maker: Vicki Moore and Daniel E. Moore

Payee: Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA

Original Principal Amount: \$356,150.00

FILED
AT 10:15 O'CLOCK A M

Capital Farm Credit, ACA Loan No. 5607420

AUG 11 2025

Deed of Trust:

Date: November 4, 2020

Kelly Shelby
Clerk, County Court Comanche Co., Texas

Grantor: Vicki Moore A/K/A Vickie V. Moore and spouse, Daniel E. Moore

Trustee: Ben R. Novosad

Recorded in: Vol. 468, Page 83, Deed of Trust Records of Comanche 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 120.00 acres of land, situated in Comanche County, Texas, out of the S. THOMPSON SURVEY, ABSTRACT NUMBER 927, and being out of a 196.421 acre tract of land that is described in a deed from DeWitt M. Wood and Hallie L. Wood, Trustee, to John C. Taylor and Delisa R. Taylor, recorded in Volume 943 at Page 487, Deed Records of Comanche County, Texas, and being more particularly described by metes and bounds on Exhibit A, attached hereto and specifically made a part hereof for all purposes.

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 as agent/nominee for Capital Farm Credit, FLCA

Information regarding the public sale to be held:

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

Appointed by written instrument executed on July 29, 2025 by Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Official Public Records of Comanche County, Texas.

Date of Sale: September 2, 2025, being the first Tuesday in said month.

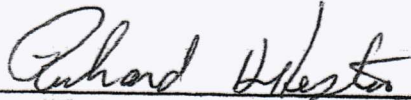
Time of Sale: The earliest time at which the sale will occur is 10:00a.m., Comanche, Texas local time, and shall begin not later than 3 hours thereafter.

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

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, ACA as agent/nominee for 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, ACA as agent/nominee for 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.



Richard H. Hester, Substitute Trustee

Please return File-Stamped Copy to:

Will C. Griffis
McCleskey, Harriger, Brazill & Graf, L.L.P.
101 S. Park
San Angelo, TX 76901

EXHIBIT A

Being 120.00 acres of land, situated in Comanche County, Texas, out of the S. THOMPSON SURVEY, ABSTRACT NUMBER 927, and being out of a 196.421 acre tract of land that is described in a deed from DeWitt M. Wood and Hallie L. Wood, Trustee, to John C. Taylor and Delisa R. Taylor, recorded in Volume 943 at Page 487, Deed Records of Comanche County, Texas, and further described as follows:

BEGINNING at a 3/8 inch rod found, at a fence corner, at the Southwest corner of said 196.421 acre tract, and being the Northwest corner of a 102.742 acre tract of land that is described in a deed to Dean Rogers, et ux, recorded in Volume 837 at Page 333, said Deed Records, and being in the East line of a 42.388 acre tract of land that is described in a deed to Louis Gallo, et ux, recorded in Volume 1034 at Page 388, said Deed Records, for the Southwest corner of this tract;

THENCE N 00° 13' 18" W 782.69 feet, with a fence, to a 1/2 inch iron rod found at the Northeast corner of said 42.388 acre tract, and being the Southeast corner of a 43.01 acre tract of land that is described in a deed to Maximillian Hastings and Mireya Hastings, recorded in Volume 1041 at Page 201, said Deed Records, for a corner of this tract;

THENCE N 00° 16' 22" W 1764.65 feet, with a fence, to a 3/8 inch iron rod found, at a fence corner, at the Northwest corner of said 196.421 acre tract, and the Northeast corner of said 43.01 acre tract, and being in the South line of a 40 acre tract of land that is described in a deed to David Rogers, recorded in Volume 824 at Page 110, said Deed Records, for the Northwest corner of this tract;

THENCE N 89° 08' 27" E 691.78 feet, with the general course of a fence, to a 1/2 inch iron rod found at the Southeast corner of said 40 acre tract, and being the Southwest corner of a 23.3 acre tract of land that is described in a deed to Stephen D. Clark, et ux, recorded in Volume 861 at Page 282, said Deed Records, for a corner of this tract;

THENCE N 89° 25' 56" E 879.71 feet, with the general course of a fence, to a 2 inch pipe post found at the Southeast corner of said 23.3 acre tract, and being the Southwest corner of a 9.28 acre tract of land that is described in a deed to Eddie Dodd and Dawn Dodd, recorded in Volume 999 at Page 294, said Deed Records, for a corner of this tract;

THENCE N 89° 02' 45" E 924.50 feet, with a fence, to a 1/2 inch iron rod found at the Southeast corner of said 9.28 acre tract, and the Southwest corner of a 0.13 acre tract of land that is described in a deed to Eddie and Dawn Dodd, recorded in Volume 996 at Page 436, said Deed Records, for a corner of this tract;

THENCE N 89° 02' 44" E 103.62 feet, with a fence, to a 1/2 inch iron rod set in the Southwest Right of Way line of State Highway 36, and the Northeast corner of said 196.421 acre tract, and being the Southeast corner of said 0.13 acre tract, for the Northeast corner of this tract;

THENCE, S 52° 46' 38" E 510.00 feet, with the Southwest Right of Way line of State Highway 36, to a 1/2 inch iron rod set, for a corner of this tract;

THENCE S 42° 52' 43" W 3081.33 feet, crossing said 196.421 acre tract, to a ½ inch iron rod set in the North line of said 102.742 acre tract, for the Southeast corner of this tract;

THENCE S 88° 54' 43" W 897.51 feet, with a fence, along the North line of said 102.742 acre tract, to the point of beginning and containing 120.00 acres of land.