

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: July 6, 2020
Maker: Israel Orji
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$117,600.00
Capital Farm Credit, FLCA Loan No. 5529410

at 1:08 FILED P M
o'clock
NOV 12 2024 M6
Nancy E. Ruter
County Clerk, Williamson Co., TX

Deed of Trust:

Date: July 6, 2020
Grantor: Israel Orji
Trustee: Ben R. Novosad
Recorded in: Document Number 2020076226 of the Official Public Records of Williamson 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 10.010 acres of land, more or less, out of the R.E. BOOTH SURVEY, ABSTRACT NO. 102, in Williamson County, Texas, and also being a portion of Block 18 of ROBBIN'S PASTURE, according to the map or plat in Volume 77, Page 617, Deed Records, Williamson County, Texas, said 10.010 acres also being know as Tract 3 of HILLTOP ESTATES, an unrecorded subdivision. Said 10.010 acres being more particularly described by metes and bounds in Exhibit A, attached hereto and incorporated herein.

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, FLCA

Information regarding the public sale to be held:

Substitute Trustee: **Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Michelle Jones, and David Garvin**

8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument dated November 7, 2024, executed by Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Official Public Records of Williamson County, Texas.

Date of Sale: **December 3, 2024**, being the first Tuesday in said month.

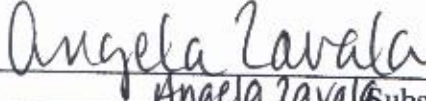
Time of Sale: The earliest time at which the sale will occur is 10:00a.m., Georgetown, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Williamson 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.



Angela Zavala 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 10.010 acres of land, more or less, out of the R.E. BOOTH SURVEY, ABSTRACT NO. 102, in Williamson County, Texas, and also being a portion of Block 18 of ROBBIN'S PASTURE, according to the map or plat in Volume 77, Page 617, Deed Records, Williamson County, Texas, and being a portion of that certain 99.782 acre tract of land conveyed to Hilltop Ranchettes, LLC by instrument #2020044388 Official Records, Williamson County, Texas; said 10.010 acre tract of land being more particularly described as follows and as surveyed under the supervision of James E. Garon & Associates in April, 2020 and May, 2020:

BEGINNING at a point in CR 451 for the northeast corner hereof from which the northerly, northeast corner of said Hilltop Ranchettes, LLC 99.782 acre tract bears N 68° 40' 00" E a distance of 158.12 feet;

THENCE crossing said Hilltop Ranchettes, LLC 99.782 acre tract the following three (3) calls:

1. S 21° 03' 10" E, passing a ½" iron rod with cap stamped "JE Garon RPLS4303" set for reference at a distance of 49.72 feet and continuing for a total distance of 1120.56 feet to a ½" iron rod with cap stamped "JE Garon RPLS4303" set for the southeast corner hereof;
2. S 68° 56' 50" W a distance of 389.45 feet to a ½" iron rod with cap stamped "JE Garon RPLS4303" set for the southwest corner hereof;
3. N 21° 03' 10" W, passing a ½" iron rod with cap stamped "JE Garon RPLS4303" set for reference in the southerly margin of CR 451 at a distance of 1070.65 feet and continuing for a total distance of 1118.66 feet to a point in CR 451 for the northwest corner hereof;

THENCE N 68° 40' 00" E a distance of 389.46 feet to the POINT OF BEGINNING, containing 10.010 acres of land, more or less.