

- 2018-1594

**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 18, 2014

Maker: Joe Calvillo and Clara Calvillo, and Calvillo Farms, JV

Payee: Capital Farm Credit, PCA

Original Principal Amount: \$207,400.00

Capital Farm Credit, PCA Loan No. 227100319

Deed of Trust:

Date: July 18, 2014

Grantor: Joe Calvillo and spouse, Clara Calvillo

Trustee: Ben R. Novosad

Recorded in: Volume 447 Page 499 Official Public Records of Tarrant County, Texas



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, PCA

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

Substitute Trustees: Ryan Bigbee, Andrew B. Curtis, Tammy Mathis and Nicole Ybarra

Appointed by written instrument dated November 30, 2018, executed by Capital Farm Credit, PCA and recorded or to be recorded in the appropriate Official Public Records of Lynn County, Texas.

Date of Sale: January 2, 2019

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

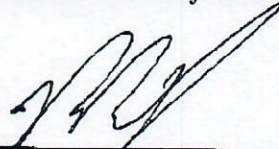
Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Lynn County, Texas

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

  
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Ryan Bigbee, 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

