

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED
This 11 day of August, 2022
At 9:30 o'clock, A M
MICHELLE B. URRABAZO
County Clerk, Zavala County, Texas
By Almona Thelma

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: January 7, 2022

Maker: Juan Manuel Camacho

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

Original Principal Amount: \$255,000.00

Capital Farm Credit Loan No. 5895040

Deed of Trust:

Date: January 7, 2022

Grantor: Juan Manuel Camacho

Trustee: Jeffrey C. Norte

Recorded in: Instrument No. 100942, Vol. 445, Pg. 757, Official Records of Zavala 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 22.453 acres of land situated about 20.4 miles N 05° W of Crystal City, in Zavala County, Texas, out of Section 22 of the Zavala Land & Water Company Tract Subdivision No. 1 of the Ike T. Pryor 77 Ranch, a subdivision as shown on a plat thereof recorded in Volume 2, Page 259A of the Plat Records of Zavala County, Texas, being a portion of that 45.90 acre tract of land described in a Deed to USA Procurement Group, Inc., from Roxanna D. Wolfe, dated April 16, 2012, as recorded in Volume 330, Page 486, of the Official Public Records of Zavala 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: Calvin Speer, Melody Speer, Wendy Speer, and David Garvin; 8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument executed on August 8, 2025 by Capital Farm Credit and recorded or to be recorded in the appropriate Official Public Records of Zavala County, Texas.

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

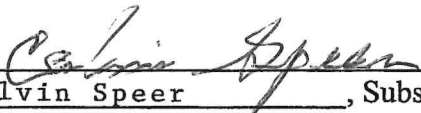
Time of Sale: The earliest time at which the sale will occur is 10:00a.m., Crystal City, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Zavala 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 Capital Farm Credit 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.



Calvin Speer, 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 22.453 acres of land situated about 20.4 miles N 05° W or Crystal City, in Zavala County, Texas, out of Section 22 of the Zavala Land & Water Company Tract Subdivision No. 1 of the Ike T. Pryor 77 Ranch, a subdivision as shown on a plat thereof recorded in Volume 2, Page 259A of the Plat Records of Zavala County, Texas, being a portion of that 45.90 acre tract of land described in a Deed to USA Procurement Group, Inc., from Roxanna D. Wolfe, dated April 16, 2012, as recorded in Volume 330, Page 486, of the Official Public Records of Zavala County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a 2" diameter pipe corner post on the Southeast line of County Road 4017W and the Northwest line of said 45.90 acre tract of land, for the upper Northeast corner of this survey from which an 8" diameter pipe corner post at the point-of-intersection of the Southeast line of said County Road 4017A and the West R.O.W. line of U.S. Highway 83 bears N 70-15-11 E 550.45 feet;
- THENCE: Generally along fence and across said 45.90 acre tract of land, S 08-56-49 E 340.50 feet to a ½" iron pin found by a wood fence corner post for an interior corner of this survey;
- THENCE: Generally along fence, N 85-52-05 E 94.17 feet to a 5/8" iron pin set 1.00 foot West of a 2" diameter pipe corner post for the lower Northeast corner of this survey;
- THENCE: Parallel to and 1.00 foot West of fence, S 04-00-57 W 651.87 feet to a 5/8" iron pin set 1.06 feet West of a 2" diameter pipe corner post on the North line of that certain 11.32 acres of land, more or less, described in a Deed to Terry Reeb from USA Procurement Group, Inc., dated June 18, 2019, as recorded in Volume 419 on Page 255 of the aforementioned Official Public Records, for the upper Southeast corner of this survey;
- THENCE: Generally along fence and the North line of said 11.32 acres of land, more or less, S 75-17-03 W 563.07 feet to a 2" diameter pipe corner post for the Northwest corner of said 11.32 acres of land, more or less, and an interior corner of this survey;
- THENCE: Generally along fence and the Southwest line of said 11.32 acres of land, more or less, S 19-46-04 E 601.05 feet to a 2" diameter pipe post on the Southeast line of said 45.90 acre tract of land and the Northwest line of that certain 304.35 acre tract of land described in a Deed to Jeffrey Lloyd Griffith from Ronald Romack, dated March 31, 2017, as recorded in Volume 397 on Page 677 of the said Official Public Records, for the Southwest corner of said 11.32 acres of land, more or less, and the lower Southeast corner of this survey;

THENCE: Generally along fence, the Southeast line of said 45.90 acre tract of land, and the Northwest line of said 304.35 acre tract of land, S 69-48-12 W 200.65 feet to a ½" iron pin found by a 4" diameter cedar post for the Southeast corner of a certain 5.247 acres of land, this day surveyed, and the lower Southwest corner of this survey;

THENCE: Generally along fence and the Northeast line of said 5.247 acres of land, N 19-43-57 W 169.30 feet to a 2" diameter pipe corner post for the Northeast corner of said 5.247 acres of land, and an interior corner of this survey;

THENCE: Generally along fence and the Northwest line of said 5.247 acres of land, S 69-58-12 W 1.00 foot to a 5.8" iron pin set for the Southeast corner of a certain 41.852 acres of land, this day surveyed, and the upper Southwest corner of this survey;

THENCE: Parallel to and 1.00 foot Southwest of fence and along the East line of said 41.852 acres of land, N 19-42-24 W 1340.90 feet to a 5/8" iron pin set 1.00 feet West of a 2" diameter pipe corner post on the Southeast line of said County Road 4017W for the Northeast corner of said 41.852 acres of land, and the Northwest corner of this survey;

THENCE: Generally along fence, the Southeast line of said County Road 4017W, and the Northwest line of said 45.90 acres of land, N 70-17-00 E 997.12 feet to the POINT OF BEGINNING.