

#32

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: March 30, 2012
Maker: Jacob F. Hiebert and Nela P. Hiebert
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$835,000.00
Capital Farm Credit, FLCA Loan No. 903480

Deed of Trust:

Date: March 30, 2012
Grantor: Jacob F. Hiebert and spouse, Nela P. Hiebert
Trustee: Ben R. Novosad
Recorded in: Document No. 2012-1798, Official Public Records of Gaines 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:

Tracts of land situated in Gaines County, Texas, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

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,

— FILED — #32
9-12-16 - 2:30pm
Vicki Phillips, County Clerk
Gaines County, Texas
Jackie Smith

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: **Shelley Nail, Lanelle Lynch, Johnnie Eads and Donna Trout**

Appointed by written instrument dated September 7, 2016, executed by Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Real Property Records of Gaines County, Texas.

Date of Sale: October 4, 2016, being the first Tuesday in said month.

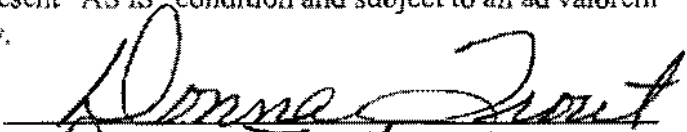
Time of Sale: The earliest time at which the sale will occur is 12:00 p.m., Seminole, Texas local time, and shall begin not later than 3 hours thereafter.

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


Donna Trout, 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

EXHIBIT "A"

Tract 1: The Southwest One-fourth (SW/4) of Section 14, Block A-7, Public School Land Survey, Gaines County, Texas, containing 160 acres, more or less, SAVE AND EXCEPT the following described tract of land:

Being a strip of land 30 feet wide off of the South side of the Southwest One-fourth (SW/4) of Section 14, Block A-7, Public School Land Survey, and more particularly described by metes and bounds as follows:

Beginning at the Southwest corner of Section 14, Block A-7, Public School Land Survey, said corner being 20 feet North of Engineers station 50 -/ 54.5 on the centerline of the County Farm to Market Road known as the Lovington Road;

Thence North a distance of 30 feet to a 3/4 inch iron pipe;

Thence East on a line 50.0 feet North of and parallel to the centerline of said road location being also 30.0 feet North of and parallel to the South line of Section 14, a distance of 2647.3 feet to a 3/4 inch iron pipe in the half section line of Section 14; said iron pipe being located 50 feet North of Engineers station 77 -/ 01.8 on the centerline of said County Farm to Market Road;

Thence South with the said half section line a distance of 30 feet to the South East corner of the Southwest One-fourth (SW/4) of Section 14, said corner being 20 feet north of Engineers centerline station 77 -/ 01.8 on said County Farm to Market Road;

Thence West along the South line of Section 14 a distance of 2647.3 feet to the place of beginning, containing 1.81 acres of land more or less.

Tract 2: The Southeast Quarter (SE/4) of Section 6 and the East Half (E/2) of Section 15, all in Block A-7, Public School Land, Gaines County, Texas, consisting of 450.4 acres of land, more or less; SAVE AND EXCEPT the following described tract of land:

Being a strip of land off of the South side of the East One-half (E/2) of Section 15, Block A-7, Public School Land Survey, and more particularly described by metes and bounds as follows:

Beginning at the S. E. corner of the said Section 15, said point being 20' North of centerline station 50 -/ 54.5 on the County Farm to Market Road known as the Lovington Road;

Thence North 30.0 feet to a 3/4 inch iron pipe;

Thence West with a line which is 30.0 feet North of and parallel to the South line of the said Section 15, a distance of 2647.2 feet to a 3/4 inch iron pipe, said pipe in the half line of Section 15 and 50.0 feet North of Engineers station 24 -/ 07.3 on the centerline of said Farm to Market Road;

Thence South with the half line of Section 15 a distance of 30.0 feet to a point in the South line of said Section 15;

Thence East with the South line of said Section 15 a distance of 2647.2 feet to the place of beginning, containing 1.814 acres of land more or less.

AND SAVE AND EXCEPT the South 25 acres of the E/2 of Section 15, Block A-7, Public School Land, Gaines County, Texas.

Tract 3: The Southwest Quarter (SW/4) of Section 7 and the Northwest Quarter (NW/4) of Section 14, Block A-7, Public School Land Survey, Gaines County, Texas.

Tract 4: The South Three-fourths (S 3/4) of the West One-half (W/2) of Section 15, Block A-7, Public School Land Survey, Gaines County, Texas.