



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note :

Capital Farm Credit Loan No. 876748

Date: February 28, 2008
Maker(s): Jason Wade Schmidt
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$67,200.00

Deed of Trust:

Date: February 28, 2008
Grantor(s): Jason Wade Schmidt, an unmarried person whose mailing address is 25735 Thompson Road, Waller, Texas 77484
Trustee: Ben R. Novosad
Recorded in: Clerk's File, Document No. 801391, Volume 1096, Page 152, Official Records of Waller County, Texas

Property:

The property described in "Exhibit A" and "Exhibit B" attached hereto and made a part hereof (the "Property"); together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, 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 improvements, structures, fixtures and replacements being a part of said Property and subject to the 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: Alan Castetter
U.S. Legal Support
5100 Lassant Cove
Austin, Texas 78749

Appointed by written instrument dated September 7, 2018, executed by Capital Farm Credit, FLCA, and recorded or to be recorded in the Official Public Records of Waller County, Texas.

Date of Sale: October 2, 2018, being the first Tuesday in said month.

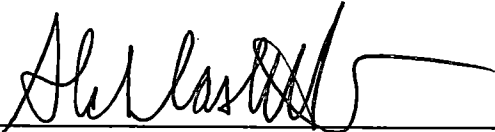
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Waller County, Texas, local time, but in no event later than 3 hours thereafter.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, FLCA appointed a Substitute Trustee and has requested the 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, I, as Substitute Trustee, 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 the title to the Property. Neither the Substitute Trustee nor Capital Farm Credit, FLCA makes any representation of warranty (express or implied) regarding the 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.



Alan Castetter, Substitute Trustee

Loan No.: 876748
Borrower.: Jason Wade Schmidt
Assn.: Capital Farm Credit, FLCA
Branch: Bryan Office

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EXHIBIT "A"

BEING a 8.945 acre tract of land situated in the J. Andrews Survey A-68, Waller County, Texas, and being part of a call 35.716 acre tract of land (resurvey 35.780 acres) conveyed to Vertis A. Stafford and wife, Leola Ann Stafford, designated as Part 1 by deed dated June 1, 1972, recorded in Volume 234, Page 160, Deed Records of Waller County, Texas, said 8.945 acres (Tract 2) being more particularly described by metes and bounds as follows:

COMMENCING at a 1-1/4 inch galvanized iron pipe found at a fence corner post in the north fence line of Karstetter Road, the southeast corner of a call 35.716 acre tract of land designated as Tract 2, now or formerly Katie Wollgast by deed dated April 23, 1971, recorded in Volume 226, Page 458, Deed Records of Waller County, Texas, the southwest corner of call Part 1;

THENCE North 01 degrees 42 minutes 05 seconds West, along a fence line, a distance of 411.66 feet to a 5/8 inch iron rod set with a plastic cap stamped "R.P.L.S. 4509" for the POINT OF BEGINNING and southwest corner of the herein described tract;

THENCE North 01 degrees 42 minutes 05 seconds West, continuing along fence line, the west line of Part 1, a distance of 405.74 feet to a 5/8 inch iron rod set with a plastic cap stamped "R.P.L.S. 4509" for the northwest corner of the herein described tract;

THENCE North 88 degrees 50 minutes 00 seconds East, a distance of 960.43 feet to a 5/8 inch iron rod set with a plastic cap stamped "R.P.L.S. 4509" in the west right-of-way line of F.M. Highway No. 362 (80 ft. R.O.W.) for the northeast corner of the herein described tract;

THENCE South 01 degrees 41 minutes 15 seconds East, along the east line of the call 35.716 acre tract, the west right-of-way line of F.M. Highway No. 362, a distance of 405.74 feet to a 5/8 inch iron rod set with a plastic cap stamped "R.P.L.S. 4509" for the southeast corner of the herein described tract;

THENCE South 88 degrees 50 minutes 00 seconds West, a distance of 960.33 feet to the POINT OF BEGINNING, containing within these metes and bounds a 8.945 acre tract of land (Tract 2) as surveyed by Robert McCay, Registered Professional Land Surveyor No. 4509, August 26, 1999. (Note: Bearings based on the south line of F.M. Highway No. 2979 per Volume 205, Page 427, bearing being North 88 degrees 50 minutes 00 seconds East).

BEING a 0.441 acre tract of land situated in the J. Andrews Survey A-68, Waller County, Texas, and being part of a call 8.945 acre tract of land designated as Tract 1, described by deed dated January 30, 2001, to Marguerite Ann Racicot and son, Jeremy Dennis Racicot, recorded in Volume 681, Page 750, Deed Records of Waller County, Texas, said 0.441 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the west right-of-way line of F.M. Highway No. 362 (80 ft. R.O.W.), the southeast corner of a call 8.945 acre tract of land designated as Tract 2, described by deed dated February 3, 2005, to F. Fradon, Inc., recorded in Volume 879, Page 201, Deed Records of Waller County, Texas, the northeast corner of Tract 1 for the POINT OF BEGINNING and northeast corner of the herein described tract;

THENCE South 01 degrees 41 minutes 15 seconds East, along the west right-of-way line of F.M. Highway No. 362, a distance of 20.00 feet to a 5/8 inch iron rod set with a plastic identification cap for the southeast corner of the herein described tract;

THENCE South 88 degrees 50 minutes 00 seconds West, leaving the west right-of-way line of F.M. Highway No. 362, a distance of 960.33 feet to a 5/8 inch iron rod set with a plastic identification cap in the east line of a call 35.716 acre tract of land designated as Tract 2, now or formerly Katie Wollgast, by deed dated April 22, 1971, recorded in Volume 226, Page 458, Deed Records of Waller County, Texas, for the southwest corner of the herein described tract;

THENCE North 01 degrees 42 minutes 05 seconds West, along a portion of the west line of Tract 1, a distance of 20.00 feet to a 5/8 inch iron rod found for the southwest corner of the call 8.945 acre tract (Tract 2), the northwest corner of Tract 1, for the northwest corner of the herein described tract;

THENCE North 88 degrees 50 minutes 00 seconds East, along the south line of Tract 2, the north line of Tract 1, a distance of 960.33 feet to the POINT OF BEGINNING, containing within these metes and bounds a 0.441 acre tract of land as surveyed by Robert McCay, Registered Professional Land Surveyor No. 4509, April 1, 2005.

FILED AND RECORDED

Instrument Number: 18-069

Filing and Recording Date: 09/10/2018 11:49:45 AM Pages: 5 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Donna Sheridan, Deputy

Returned To:
US LEGAL SUPPORT