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AT O'CLOCK M

MAR 14 2017

JC Hres III, Co. Clerk Jim Wells Co. Texas  
By *[Signature]* Deputy

**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. 915889*

Date: March 10, 2014  
Maker(s): Josh Cornelius and Sarah Cornelius  
Payee: Capital Farm Credit, FLCA  
Original Principal Amount: \$120,200.00

Deed of Trust:

Date: March 10, 2014  
Grantor(s): Josh Cornelius and spouse, Sarah Cornelius; whose address is PO Box 4172, Alice, TX 78333  
Trustee: Ben R. Novosad  
Recorded in: Clerk's File, 429480, Volume 1214, Page 711, Official Records of Jim Wells County, Texas

Property:

The property described in "Exhibit A" 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.

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 February 10, 2017, and recorded or to be recorded in the Official Public Records of Jim Wells County, Texas.

Date of Sale: April 4, 2017, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Jim Wells 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 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 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

Instrument No.: 915089  
Borrower: Josh Cornelius  
Assn.: Capital Farm Credit, FLCA  
Branch: Jourdanon

Bk Vol Ps  
429480 OR 1214 720

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 01402-3271A

A 130.16 acre tract of land, being out of Lot 23 and 24 of the W.L. Whitham Subdivision of Los Altos Ranch as recorded in Volume 1, Page 74, Transcribed Map Records, Jim Wells County, Texas. Also being out of Teresa Bustillos Survey 3 Abstract 61. Situated approximately 6.9 miles Southwest of Alice, Jim Wells County, Texas. Said 130.16 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a point in center of County Road 461 (40' R.O.W.), for the Northwest corner of Lot 22 of said Subdivision, for the Northeast corner of said Lot 23, for the Northeast corner of this tract;

THENCE S 00° 35' 33" E, with the common West line of said Lot 22 and East line of said Lot 23, at 20 feet pass a sucker rod found, for the South right-of-way line of said CR 461, in all a distance of 1324.47 feet to a 1/2 inch iron rod set, for the Northeast corner of said 30.00 acre tract, for the upper Southeast corner of this tract;

THENCE S 89° 20' 13" W, with the North line of said 30.00 acre tract, a distance of 984.31 feet to a 1/2 inch iron rod set, for the Northwest corner of a 30.00 acre tract, for the inner corner of this tract;

THENCE S 00° 11' 43" W, with the West line of said 30.00 acre tract, a distance of 1315.68 feet to a 4 inch steel pipe fence corner found, for the Southwest corner of said 30.00 acre tract, for the South line of said Lot 23, for the lower Southeast corner of this tract;

THENCE S 89° 20' 13" W, with the South line of said Lot 23 and continuing with the South line of said Lot 24, a distance of 1639.24 feet to a fence corner post found, for the Northeast corner of a called 36.36 acre tract as recorded in Volume 819, Page 454, Official Records, Jim Wells County, Texas, for the Northwest corner of Lot 11 of said Subdivision, for the Southeast corner of Lot 25 of said Subdivision, for the Northeast corner of Lot 10 of said Subdivision, for the Southwest corner of said Lot 24, for the Southwest corner of this tract;

THENCE N 00° 35' 33" W, with the common East line of said Lot 25 and the West line of said Lot 24, at 2616.48 feet pass a fence corner post found on the South R.O.W. line of said CR 461, as fenced, in all a distance of 2641.88 feet to a point in center of said CR 461, for the Northeast corner of said Lot 25, for the Northwest corner of said Lot 24, for the Northwest corner of this tract;

THENCE N 89° 22' 39" E, with the North line of said Lot 24 and Lot 23, a distance of 2641.64 feet to the PLACE OF BEGINNING, and containing 130.16 Acres of land, more or less.

There is a total of 1.38 acres in County Road 461 R.O.W.

JC Perez III, County Clerk  
Jim Wells County

STATE OF TEXAS  
COUNTY OF JIM WELLS  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of Jim Wells County  
as stated hereon by me.  
Nov 11 2014

Filed for Record in:  
Jim Wells County  
On: Nov 11 2014 at 04:13 PM  
As a  
Recording  
Page 1 of 1  
Document Number: 429480  
Amount: \$1.00  
Receipt Number - 78470  
By  
Valerie Benavides

File No.: 01402-3271A  
Exhibit A Legal Description