

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 :

Greater Nevada Credit Union Loan No. XXXXX7628

Date: October 23, 2018

Maker(s): DeBoer Agricultural Holdings, LLC; Durk DeBoer, and Shawna DeBoer

Payee: Greater Nevada Credit Union

Original Principal Amount: \$4,550,000.00

POSTED
9:33 A.M. _____ P.M.

FEB 28 2022

**GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS**

By _____ *CW* Deputy

Deed of Trust:

Date: October 23, 2018

Grantor(s): DeBoer Agricultural Holdings, LLC, whose address is 4172 E. State Highway 6, Dublin, Erath County, TX 76446-5313

Trustee: Greg McKay

Recorded in: Clerk's File, Document No. 2018-06166, Official Records of Erath County, Texas; and

Clerk's File, Document No. 20181741, Volume 541, Page 81, Official Records of Hamilton 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 and subject to the Deed of Trust.

*****NOTE THAT NOT ALL OF THE PROPERTY TRACTS SUBJECT TO THE DEED OF TRUST ARE BEING NOTICED FOR SALE*****

Present Owner of Note and Beneficiary under Deed of Trust:

Greater Nevada Credit Union

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 17, 2022, executed by Greater Nevada Credit Union, and recorded or to be recorded in the Official Records of both Erath County, Texas, and Hamilton County, Texas.

Date of Sale: April 5, 2022, being the first Tuesday in said month.

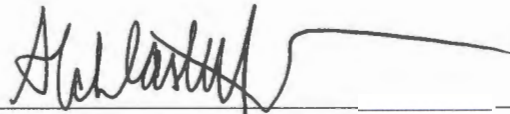
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Erath County, Texas, local time, but in no event later than 3 hours thereafter.

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 in such County).

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Greater Nevada Credit Union 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 Greater Nevada Credit Union 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

EXHIBIT A

TRACT ONE:

All that certain 117.47 acre tract of land, being part of the John T. Wilson Survey, Abstract No. 996, in Erath County, Texas, being all that certain 117.36 acre tract described in deed from Earl S. Allgood et al to Jerry Early et ux, dated August 25, 1978 and recorded in Volume 563, page 39 of the Deed Records of Erath County, Texas, and described as follows:

BEGINNING at an existing iron rod found in place in a County Road at the NW corner of said 117.36 acre tract, being the NW corner of Block No. 6 of the John T. Wilson Survey, from which the NW corner of the John T. Wilson Survey bears N 19° E approximately 600 varas;

THENCE S 71° 00' 55" E along the north line of said County Road, 3808.60' to an iron rod set at the intersection of the north line of said County Road and the west line of another County Road, being the NE corner of said 117.36 acre tract for the NE corner of this tract;

THENCE S 28° 52' 15" W along the west line of said County Road, at 29.9' begin fence continuing along a fence line in all 1405.64' to an existing iron rod found in place at a fence corner post at the SE corner of said 117.36 acre tract for the SE corner of this tract;

THENCE N 71° 04' W, 3573.71' to an existing iron rod found in place at a fence corner post at the SW corner of said 117.36 acre tract for the SW corner of this tract;

THENCE N 19° 15' 03" E along a fence line along the west line of said 117.36 acre tract, 1387.99' to the place of beginning and containing 117.47 acres of land with 3.11 acres lying within the County Road.

TRACT TWO:

All that certain 119.853 acre tract of land, being part of the Geo. W. Gamble Survey, Abstract No. 296 and the John T. Wilson Survey, Abstract No. 996, in Erath County, Texas, being part of that certain 150 acre tract described in deed from E. L. Goodwin et ux to Jeannette G. Pittman, dated April 30, 1975 and recorded in Volume 531, Page 626 of the Deed Records of Erath County, Texas and described as follows:

BEGINNING at an iron rod set at the intersection of the centerline of a County Road and the west line of another County Road, (Old Alexander-Proctor Road), being the SE corner of said 150 acre tract described in deed mentioned above, for the SE corner of this tract:

THENCE N 71° 03' 38" W along the centerline of said County Road (Old Alexander-Proctor Road), 2710.68' to an iron rod set at the SW corner of said 150 acre tract, for the SW corner of this tract:

THENCE along the west line of said 150 acre tract as follows, N 18° 23' 55" E, at 20.47' pass an iron rod set at a fence corner post in the north line of said County Road (Old Alexander-Proctor Road), continuing along a fence line in all 723.91' to an iron spike set in an elm tree fence corner and N 19° 21' 48" E, 1753.09' to an iron rod set at a fence corner post in the south line of a County Road, being the NW corner of said 150 acre tract, for the NW corner of this tract;

THENCE S 71° 10' 02" E along a fence line along the south line of said County Road and the north line of said 150 acre tract, 944.21' to an iron rod set at a fence corner post for the most northerly NE corner of this tract;

THENCE S 03° 29' 15" E along a cross fence, 1042.72' to an iron rod set at a fence corner post for an inner corner of this tract;

THENCE along a cross fence as follows, S 76° 27' 44" E, 339.46' to an iron rod set at a fence corner and S 67° 02'

21° E, 1031.73' to an iron rod set in the east line of said 150 acre tract, being in the west line of a County Road (Old Alexander-Proctor Road), for the most easterly NE corner of this tract:

THENCE S 19° 07' 07" W along a fence line along the west line of said County Road (Old Alexander-Proctor Road) and the east line of said 150 acre tract, at 1447.79' pass an iron rod set at a fence corner post, continuing in all 1474.43' to the place of beginning and containing 119.853 acres of land, with 0.834 acres lying within the right of way of County Roads and with 20.780 acres being out of the Geo. W. Gamble Survey and 99.073 acres being out of the John T. Wilson Survey.

TRACT FOUR:

All that certain 25.40 acre tract of land, being approximately 23.59 acres in the Mary Morris Survey, A-988, and 1.81 acres in the W.C. Brashear Survey, A-74, in Erath County, Texas, being a part of that certain 110.31 acre tract three described in deed from Owen Sieperda, et ux to Durk DeBoer, et ux, dated August 11, 2006, and recorded in volume 1294, page 332 of the official public records of Erath County, Texas and described as follows:

Beginning at a capped 3/8" iron rod set in the east line of the said 110.31 acre tract, the west line of a 208.2 acre tract described in deed from Mary Anne Tackett to The Jesse Lee Tackett Credit Shelter Trust, dated June 1, 2004, and recorded in volume 1191, page 317 of the official public records of Erath County, Texas, for the northeast corner of this tract, from which a 4" pipe post at the most easterly northeast corner of the said 110.31 acre tract, in the west line of at the most easterly northeast corner of the said Morris Survey, the northwest corner of the W. C. Brashear Survey, A-74, bears N 30° 27' 36" E, 437.38':

Thence S 30° 27' 36" E, along a fence and the east line of the said 110.31 acre tract, 517.32' to a 4" pipe post:

Thence N 80° 44' 37" E, along a fence and the east line of the said 110.31 acre tract, 344.50' to a 4" pipe post at the northeast corner of a 21.00 acre tract described in deed from Dolores Ramirez to Isidro Rodriguez, et ux, dated July 6, 2007, and recorded in volume 1342, page 172 of the official public records of Erath County, Texas, for the northeast corner of this tract:

Thence S 10° 53' 38" W, along a fence and crossing the said 110.31 acre tract, 1695.33' to the southwest corner of the said 21.00 acre tract in the north line of F.M. Highway No. 219, for the southeast corner of this tract, from which a 4" pipe post bears N 07° 03' 33" W, 1.50':

Thence N 71° 54' 35" W, along the south line of the said 110.31 acre tract and the north line of F.M. Highway No. 219, 670.49' to a capped 3/8" iron rod set for the southwest corner of this tract:

Thence N 10° 53' 38" E, crossing the said 110.31 acre tract, 1880.98' to the point of beginning and containing 25.40 acres of land.

TRACT FIVE:

All that certain lot, tract, or parcel of land, situated in Hamilton County, Texas, and being 163.3 acres of land, about 10 miles Northeast of the Town of Hamilton, Texas, being part of a survey patented to Robert M. Williams on March 30, 1854, Patent No: 750, Volume 6, Abstract No. 893, and described as follows:

BECHNNING S. 60° W. 538.8 yrs. from the NEC of said Robert M. Williams Survey a post in fence for NEC of this tract:

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THENCE S. 60° W. along fence 562.0 vrs. a post in fence for NWC of this tract;

THENCE S. 30° E. along fence 1642.0 vrs. the SWC of this tract, on North side of Public Road;

THENCE N. 60° E. along North side of Public Road 562 vrs. the SEC of this tract;

THENCE N. 30° W. along fence 1642 vrs. to the Place of Beginning, containing 163.3 acres of land.