

## **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: July 31, 2019  
Maker: William W. Shotwell and Brittany N. Shotwell  
Payee: Capital Farm Credit, FLCA  
Original Principal Amount: \$284,400.00  
Capital Farm Credit, FLCA Loan No. 5100910

#### Deed of Trust:

Date: July 31, 2019  
Grantor: William W. Shotwell and Brittany N. Shotwell  
Trustee: Ben R. Novosad  
Recorded in: Vol 1023, Pg. 829, Official Public Records of Trinity 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 a 85.795 acre tract of land situated in the William Cruz Survey, Abstract No. 16, Trinity County, Texas, being all of that called 48.298 acre tract described as "Tract Two" in instrument to Henry Q. Adams and Frances M. Adams, recorded under Volume 601, Page 779 of the Deed Records of Trinity County, Texas (D.R.T.C.T.), and all of that called 37.715 acre (net) tract described as "Tract One" in said instrument to Henry Q. Adams and Frances M. Adams, said 85.795 acre tract being more particularly described by metes and bounds on Exhibit A, attached hereto and incorporated herein.

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, FLCA

**Information regarding the public sale to be held:**

Substitute Trustee: Sharon St. Pierre, Donna Caddenhead, Penney Thornton, and David Garvin;  
8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument executed on September 3, 2025 by Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Official Public Records of Trinity County, Texas.

Date of Sale: October 7, 2025, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00p.m., Groveton, 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 Trinity 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.

  
\_\_\_\_\_, 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 a 85.795 acre tract of land situated in the William Cruz Survey, Abstract No. 16, Trinity County, Texas, being all of that called 48.298 acre tract described as "Tract Two" in instrument to Henry Q. Adams and Frances M. Adams, recorded under Volume 601, Page 779 of the Deed Records of Trinity County, Texas (D.R.T.C.T.), and all of that called 37.715 acre (net) tract described as "Tract One" in said instrument to Henry Q. Adams and Frances M. Adams, said 85.795 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found in the apparent easterly line of said William Cruz Survey, for the apparent southwest corner of the J.S. Ward Survey, Abstract No. 47, the apparent northwest corner of the Mary Louise Survey, Abstract No. 5, the southwest corner of a called 400-1/2 acre tract described as "Second Tract" in instrument to R.D. Houston and Pauline Houston, recorded under Volume 933, Page 864, D.R.T.C.T., the northwest corner of a called 14.670 acre tract described as "Tract 1" in instrument to Robert Glen Roe, Jr., recorded under Volume 949, Page 341, D.R.T.C.T., the northeast corner of a called 31.52 acre tract described in instrument to Craig P. Whealy, recorded under Volume 728, Page 457, D.R.T.C.T., the southeast corner of said Tract Two and the herein described 85.795 acre tract;

THENCE North 82°23'22" West, with the common line of said Tract Two and said 31.52 acre tract, at a distance of 2,101.56 feet, pass a 1/2 inch iron rod found in the east margin of Farm to Market Road 1280 (FM 1280) for the northwest corner of said 31.52 acre tract, in all, a total distance of 2,137.50 feet to a calculated point in the approximate centerline of said FM 1280 for the southwest corner of said Tract Two and the herein described 85.795 acre tract;

THENCE North 02°44'30" West, 1,239.09 feet, with the west line of said Tract Two, the west line of said Tract One, and along the centerline of said FM 1280, to a calculated point for the southwest corner of a called 10.583 acre tract described in instrument to Dixie Spiller, et al, recorded under Volume 721, Page 373 of the Official Records of Trinity County, Texas (O.R.T.C.T.), and the most westerly northwest corner of the herein described 85.795 acre tract;

THENCE North 84°42'22" East, with the common line of said Tract One and said 10.583 acre tract, at a distance of 39.96 feet, pass a fence corner post found for reference in the east margin of said FM 1280, in all, a total distance of 600.61 feet to a fence corner post found for the southeast corner of said 10.583 acre tract, being an interior corner of the herein described 85.795 acre tract;

THENCE North 00°18'53" East, 675.36 feet, continuing with the common line of said Tract One and said 10.583 acre tract, to a 1/2 inch iron rod found in the southerly line of a called 114.951 acre tract described in instrument to Justin Sanford, recorded under Volume 969, Page 607, D.R.T.C.T., for the common northerly corner of said Tract One and said 10.583 acre tract, being the most northerly northwest corner of the herein described 85.795 acre tract, from which a 1/2 inch iron rod found for reference in the east margin of said FM 1280 bears North 82°18'16" West, 602.95 feet;

THENCE South 82°19'16" East, 1,371.39 feet, with the common line of said Tract One and said 114.951 acre tract, to a 1/2 inch iron rod found in the apparent common line of said J.S. Ward and William Cruz Surveys, the westerly line of said 400-1/2 acre tract for the common easterly corner

of said Tract One and said 114.951 acre tract, being the northeast corner of the herein described 85.795 acre tract;

THENCE South 05°51'34" East, 1,076.32 feet, with the common line of said Tract One and said 400-1/2 acre tract, and along the apparent common line of said J.S. Ward and William Cruz Surveys, to a 1/2 inch iron rod found for the common easterly corner of said Tract One and Tract Two, being an angle point for the herein described 85.795 acre tract;

THENCE South 06°08'02" East, 1,003.33 feet, with the common line of said Tract Two and said 400-1/2 acre tract and along the apparent common line of said J.S. Ward and William Cruz Surveys, to the PLACE OF BEGINNING.

at 10:40 FILED 1A M  
o'clock

SEP 16 2025

SHASTA BERGMAN  
COUNTY CLERK TRINITY CO. TEXAS  
By David M. Jones Deputy