

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: April 27, 2018
Maker: Alvin Alexander Kaddatz and Brenda Gay Kaddatz
Payee: AgTexas, PCA
Original Principal Amount: \$680,273.46
AgTexas, PCA Loan No. 178100779

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2019 MAR 11 A 10:16

Deed of Trust:

Date: April 27, 2018
Grantor: Alvin Alexander Kaddatz a/k/a Alvin A. Kaddatz and spouse, Brenda Gay Kaddatz a/k/a Brenda Kaddatz
Trustee: Tim McDonald
Recorded in: Volume 1958, Page 844, Official Public Records of Hill County, Texas.

Property:

Two (2) tracts of land in Hill County, Texas, and being more particularly described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein by reference for all purposes.

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:

AgTexas, PCA

Information regarding the public sale to be held:

Substitute Trustees: Kelly Goddard, Michelle Schwartz, David Garvin

Appointed by written instrument dated March 8, 2019, executed by AgTexas, PCA and recorded or to be recorded in the appropriate Official Public Records of Hill County, Texas.

Date of Sale: April 2, 2019, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Hillsboro, 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 Hill County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, AgTexas, PCA 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 AgTexas, PCA 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:

Tommy J. Swann
McCleskey, Harriger, Brazill & Graf, L.L.P.
5010 University Ave, Floor 5
Lubbock, TX 79413-4422

EXHIBIT "A"

Tract 1:

All that certain lot, tract or parcel of land lying and situated in the J.E. Ross Survey, Abstract 750, Hill County, Texas, being all of that certain tract of land described as Tract One, Tract Two, and Tract Three in the deed from Herman Smajstrla to Robert Smajstrla, Christine Smajstrla Dorskocil and Mary Ann Smajstrla Dorskocil (Smajstrla) dated January 27, 1989, recorded in Volume 708, Page 416, of the Deed Records of Hill County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod set for a corner lying in the west line of County Road 4223, the southwest corner of the said Smajstrla Tract Two, the southeast corner of that certain tract of land described in the deed from Autie Frazier to Alvin A. Kaddatz and wife, Brenda Kaddatz (one) dated November 01, 1991, recorded in Volume 749, Page 309, of the Deed Records of Hill County, Texas;

THENCE North 30-00 West (basis of bearing), 1805.56 feet along the west line of the said Road to a 2 inch steel pipe found for a corner, an inside ell corner of the said Smajstrla Tract Two, the northeast corner of the said Kaddatz (one) tract;

THENCE South 58-30-00 West, 728.46 feet to a 3/4 inch iron rod set for a corner, an outside ell corner of the said Smajstrla Tract Two, an inside ell corner of the said Kaddatz (one) tract, the southeast corner of that certain tract of land described in the deed from Mrs. Esther A. Bunn and husband, T.V. Bunn to Alvin A. Kaddatz (two) dated June 30, 1951, recorded in Volume 367, Page 603, of the Deed Records of Hill County, Texas;

THENCE North 29-32-41 West, 277.09 feet generally along a fence to a 3/4 inch iron rod set for a corner, an outside ell corner of the said Smajstrla Tract two, an inside ell of the said Kaddatz (two) tract;

THENCE North 58-45-13 East, 809.64 feet generally and partially along a fence to a 3/4 inch iron rod set for a corner lying in the east line of the said Road, an inside ell corner of the said Smajstrla Tract Two, and outside ell Corner of the said Kaddatz (two) tract;

THENCE North 18-51-41 West, 1219.88 feet along the said Road to a 3/4 inch iron rod set for a corner, the northwest corner of the said Smajstrla Tract Two, the southeast corner of that certain tract of land described in the deed from Theodore Motley and wife, Lucille A. Motley to Johnny Mac Motley and Kathleen Dearman (Motley), dated February 17, 1992, in Volume 753, Page 37, of the Deed Records of Hill County, Texas;

THENCE North 60-39-24 East, 1798.06 feet generally along a fence to a 3/4 inch iron rod set for a corner, the northwest corner of the said Smajstrla Tract One;