

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: June 23, 2023
Maker: Lawrence Joseph Best Jr. and Gedalee Andaya Best
Payee: Capital Farm Credit, ACA as agent/nominee
Original Principal Amount: \$325,125.00
Capital Farm Credit Loan No. 6236540

FILED FOR RECORD
At 1:39 O'Clock P M

APR 13 2026

BARBARA K. STEFFEK, CLERK
COUNTY COURT LAVACA CO., TEXAS
By [Signature] Deputy

Deed of Trust:

Date: June 23, 2023
Grantor: Lawrence Joseph Best Jr., a/k/a Lawrence Joseph Best and Gedalee Andaya Best
Trustee: Jeffrey C. Norte
Recorded in: Instrument No. 256634, Official Public Records of Lavaca 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 22.500 acres of land situated approximately 11.5 miles north-northeast of the City of Hallettsville in the George W. And William H. Scott League (Abstract No. 45) in Lavaca County, Texas and being out of and a part of that called 190.250 acre tract described in a Special Warranty Assumption Deed from Donald J. Kocurek, Trustee of the L-K Trust to Donald J. Kocurek, dated December 15, 2021, recorded in Volume 922, Page 309 of the Lavaca County Official Records, more particularly described by metes and bounds on Exhibit A, attached hereto and specifically made a part hereof 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:

Capital Farm Credit, ACA as agent/nominee

Information regarding the public sale to be held:

Substitute Trustee: Debby Jurasek, Colton Jurasek, and David Garvin; 8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument executed on April 10, 2026 by Capital Farm Credit, ACA as agent/nominee and recorded or to be recorded in the appropriate Official Public Records of Lavaca County, Texas.

Date of Sale: May 5, 2026, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00p.m., Hallettsville, Texas local time, and shall begin not later than 3 hours thereafter.

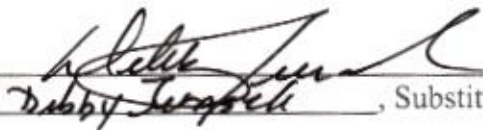
Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Lavaca County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, ACA as agent/nominee 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, ACA as agent/nominee 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 22.500 acres of land situated approximately 11.5 miles north-northeast of the City of Hallettsville in the George W. And William H. Scott League (Abstract No. 45) in Lavaca County, Texas and being out of and a part of that called 190.250 acre tract described in a Special Warranty Assumption Deed from Donald J. Kocurek, Trustee of the L-K Trust to Donald J. Kocurek, dated December 15, 2021, recorded in Volume 922, Page 309 of the Lavaca County Official Records. All deed references are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 22.500 acres is as follows:

COMMENCING at a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" found for the interior southeasterly corner of said 190.250 acre tract, same being the northwest corner of the Stanley J. Bludau 74.592 acre tract (Volume 693, Page 520), thence as follows:

North 67°56' 42" East with a line common to said 190.250 acre tract and said Bludau 74.592 acre tract, a distance of 98.53 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS # 4518" set for the South corner of said Kocurek 22.500 acres and the POINT OF BEGINNING;

THENCE North 22°18'19" West and crossing said 190.250 acre tract, at 1,979.99 feet pass a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS # 4518" set for reference in the southerly margin of a public road (Lavaca County Road No. 221), and then crossing into said road, for a total distance of 2,003.10 feet to the westerly northwest corner of said Kocurek 22.500 acres, same being in the upper northwest line of said 190.250 acre tract;

THENCE North 67°18' 30" East with said road and with said upper northwest line of 190.250 acre tract, a distance of 488.64 feet to the northwest corner of the Alexander A. Touma, et ux 22.500 acre tract (Volume 939, Page 845), same being the North corner of said Kocurek 22.500 acres, from which a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" found for reference in said southerly margin of Lavaca County Road No. 221 bears South 22° 18' 19" East 26.22 feet;

THENCE South 22° 18' 19" East with the line common to said Touma 22.500 acre tract and said Kocurek 22.500 acres and crossing said road and said 190.250 acre tract, at 26.22 feet pass said reference rod, for a total distance of 2,008.53 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" found for the South corner of said Touma 22.500 acre tract, same being in the North line of said Bludau 74.592 acre tract and in the upper southeast line of said 190.250 acre tract, same also being the southeast corner of said Kocurek 22.500 acres;

THENCE South 67° 56' 42" West with said line common to 190.250 acre tract and Bludau 74.592 acre tract, a distance of 488.63 feet to the POINT OF BEGINNING, containing 22.500 acres, including approximately 0.27 of an acre in said Lavaca County Road No. 221, leaving 22.230 acres of useable land.