

**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, FLCA Loan No. 914539*

Date: August 27, 2013  
Maker(s): Devil's Canyon Ranch, LLC; Robert N. Helms, Jr.; and Thomas J. Pisula  
Payee: Capital Farm Credit, FLCA  
Original Principal Amount: \$2,968,800.00

No. \_\_\_\_\_  
FILED TIME 1:20pm

Deed of Trust:

Date: August 27, 2013  
Grantor(s): Devil's Canyon Ranch, LLC, a Texas limited liability company, acting by and through: Robert N. Helms, Jr., as Manager; the address for which is 7 Hepplewhite Way, The Woodlands, TX 77382  
Trustee: Ben R. Novosad  
Recorded in: Clerk's File, Document No. 00279234, Official Records of Val Verde County, Texas; and  
Clerk's File, Volume 117, Page 136-148, Official Records of Terrell County, Texas

OCT 11 2022  
*Raeline Thompson*  
CLERK, COUNTY COURT, TERRELL CO., TEXAS  
BY: \_\_\_\_\_ DEPUTY

Property:

BEING 7,336.43 acres of land, more or less, situated in Val Verde and Terrell Counties, Texas, and being more fully 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.

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, ACA, as agent/nominee for Capital Farm Credit, FLCA

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

Substitute Trustee: Alan Castetter  
U.S. Legal Support  
5510A Buffalo Pass  
Austin, TX 78745

Appointed by written instrument dated October 6, 2022, executed by Capital Farm Credit, ACA, as agent/nominee for Capital Farm Credit, FLCA, and recorded or to be recorded in the Official Records of both Val Verde County, Texas, and Terrell County, Texas.

Date of Sale: November 1, 2022, being the first Tuesday in said month.

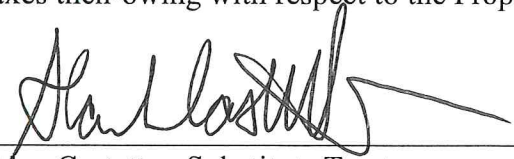
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Val Verde County, Texas, local time, but in no event later than 3 hours thereafter.

Place of Sale: In the area designated by the Commissioners Court of Val Verde 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, ACA, as agent/nominee for Capital Farm Credit, FLCA, 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, Capital Farm Credit, ACA, 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

Loan No.: 914539  
 Borrower.: West Pecos Whitetails, LLC  
 Assn.: Capital Farm Credit, FLCA  
 Branch: Conroe

EXHIBIT "A"

FIELD NOTES DESCRIPTION FOR 7336.43 ACRES OF THE  
 MARVIN McDONALD LAND IN TERRELL COUNTY AND  
 VAL VERDE COUNTY, TEXAS

Being all of a certain tract or parcel of land comprising approximate acreage out of various Original Patent Surveys in Terrell County and Val Verde County, Texas as follows:

Survey No.	Block	Original Grantee	County	Abstract No.	Acres
91	D-7	E.L. & R.R. R.R. Co.	Terrell	347	316.63
92	D-7	George R. Whitehead	Terrell	2957	129.58
93	D-7	E.L. & R.R. R.R. Co.	Terrell	348	535.51
94	D-7	John C. Miller	Terrell	2429	660.68
95	D-7	E.L. & R.R. R.R. Co.	Terrell	2543	240.84
95	D-7	E.L. & R.R. R.R. Co.	Val Verde	1770	425.15
96	D-7	John C. Miller	Terrell	2430	201.88
96	D-7	John C. Miller	Val Verde	3572	358.84
97	D-7	E.L. & R.R. R.R. Co.	Val Verde	1771	288.32
98	D-7	Joe Edgar	Val Verde	3784	272.42
108	D-7	Joe Edgar	Val Verde	3786	41.20
109	D-7	E.L. & R.R. R.R. Co.	Val Verde	1773	640.45
110	D-7	John C. Miller	Terrell	2431	316.47
110	D-7	John C. Miller	Val Verde	3573	344.12
111	D-7	E.L. & R.R. R.R. Co.	Terrell	349	657.74
112	D-7	D. Hart	Terrell	1332	617.33
113	D-7	E.L. & R.R. R.R. Co.	Terrell	350	40.32
167	D-7	E.L. & R.R. R.R. Co.	Val Verde	1774	475.06
E. Pt. 168	D-7	John C. Miller	Val Verde	3574	208.10
W. Pt. 168	D-7	Dryden Ranch Company	Val Verde	3783	143.46
W. Pt. 168	D-7	Dryden Ranch Company	Terrell	2991	42.03
169	D-7	E.L. & R.R. R.R. Co.	Terrell	2531	127.23
170	D-7	P. W. Hinsien	Terrell	2497	219.97
171	D-7	E.L. & R.R. R.R. Co.	Terrell	368	33.10

being 1) part of 10,281.72 acres conveyed as Tract I, all of 195.26 acres conveyed as Tract II and all of 1522.18 acres conveyed as Tract III to Marvin McDonald from Gladys Bishop by a General Warranty Deed executed the 5<sup>th</sup> day of April, 2006 and recorded in Volume 186 at Page 55 of the Deed Records of Terrell County, Texas and in Volume 992 at Page 746 of the Official Public Records of Val Verde County, Texas, and 2) part of 232 acres conveyed to Marvin McDonald from L. B. Cox, III, et al, by a General Warranty Deed executed the 9<sup>th</sup> day of November, 2007 and recorded in Volume 1091 at Page 597 of the Official Public Records of Val Verde County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

BEGINNING at a 3" diameter iron pipe marked "SW 54 BK-H" found at a three-way fence intersection for the northerly northwest of the herein described tract, the northwest corner of said 195.26 acres, the southwest corner of 78.177 acres platted as Tract 1 in Volume 5, Slide 35, Page 69 of the Map Records of Val Verde County, Texas; which point is at or near the northwest corner of said Survey No. 97;

THENCE, with the north line of said 195.26 acres, N.89°30'10"E., along a fence, with the south line of said Tract 1, at 2127.1 ft. passing a fence anglepost near the west end of a cattleguard, at 2148.01 ft. passing the southerly common corner of Tracts No. 1 and No. 2 at the intersection of the centerline of a public road easement, then continuing with the south line of said Tract 2 for a total distance of 2165.82 ft. to a post near the east end of said cattleguard at the intersection of a second fence for the northeast corner of the herein described tract, the northwest corner of 8913.66 acres conveyed to Pumpville Ranch, LLC from Plateau Production Co. by a General Warranty Deed executed the 28<sup>th</sup>

Loan No.: 914539  
Borrower.: West Pecos Whitetails, LLC  
Assn.: Capital Farm Credit, FLCA  
Branch: Conroe

EXHIBIT "A"

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Terrell County & Val Verde County, Texas

day of June, 2007 and recorded in Volume 1061 at Page 311 of the Official Public Records of Val Verde County,  
Texas;

THENCE, along a fence approximately 25 ft. east of and generally parallel with the centerline of said public road easement, with the common line between said 195.26 acres and said 8913.66 acres, each point marked with an anglepost: S.08°57'10"W. 20.90 ft.; S.20°39'50"W. 758.24 ft.; S.17°28'59"W. 97.37 ft.; S.03°36'38"W. 95.52 ft.; S.04°53'47"E. 64.40 ft.; S.11°38'28"E. 1435.03 ft.; S.13°25'43"E. 162.09 ft.; S.19°18'49"E. 97.10 ft.; S.25°20'19"E. 97.60 ft.; S.30°00'01"E. 770.66 ft.; S.23°40'36"E. 80.22 ft.; S.17°58'34"E. 80.72 ft.; S.05°16'55"E. 129.24 ft. to the southeast corner of said 195.26 acres, a reentrant corner of said 8913.66 acres; and S.80°43'51"W. (S.81°04'42"W.), at 17.6 ft. passing an endpost on the east side of a cattleguard, at approximately 25 ft. crossing the centerline of said public road easement, at approximately 45.0 ft. passing 3.0 ft. south of a fence endpost on the west side of said cattleguard, at 55.6 ft. passing a four-way cornerpost, then continuing for a total distance of 61.82 ft. to a ½" iron stake found at the northeast corner of said 1522.18 acres;

THENCE, along a fence approximately 25 ft. west of and generally parallel with the centerline of said public road easement, with the common line between said 1522.18 acres and said 8913.66 acres, each point marked with a found ½" iron stake unless stated otherwise: S.01°50'05"W. 1779.07 ft. (S.01°51'34"W. 1778.96 ft.) to an unmarked point; S.08°22'05"W. 2514.09 ft. (S.08°23'34"W. 2513.94 ft.) to an unmarked point; S.10°02'24"W. 274.40 ft. (S.10°03'54"W. 274.38 ft.); S.12°55'48"W. 2083.63 ft. (S.12°57'24"W. 2083.82 ft.); S.02°05'18"W. 186.64 ft. (S.02°06'21"W. 186.58 ft.); S.15°34'14"E. 140.86 ft. (S.15°31'25"E. 140.71 ft.); S.25°08'44"E. 522.91 ft. (S.25°06'45"E. 522.99 ft.); S.40°47'02"E. 552.66 ft. (S.40°45'20"E. 552.68 ft.); S.45°37'47"E. 292.11 ft. (S.45°36'04"E. 292.12 ft.); S.54°01'28"E. 228.16 ft. (S.54°00'25"E. 228.16 ft.); S.61°54'35"E. 562.78 ft. (S.61°52'42"E. 562.80 ft.); S.38°27'10"E. 203.89 ft. (S.38°25'49"E. 203.91 ft.); S.31°31'33"E. 1254.76 ft. (S.31°29'49"E. 1254.78 ft.); S.10°38'39"E. 241.25 ft. (S.10°36'39"E. 241.22 ft.); S.00°15'32"W. 869.00 ft. (S.00°17'13"W. 868.96 ft.) to an unmarked point; S.06°35'20"E. 863.34 ft. (S.06°33'39"E. 863.30 ft.); S.02°09'56"E. 557.92 ft. (S.02°09'04"E. 557.94 ft.); S.10°40'48"E. 1035.54 ft. (S.10°38'52"E. 1035.49 ft.); S.03°02'29"E. 1295.52 ft. (S.03°00'44"E. 1295.49 ft.) to an unmarked point; S.14°02'24"E. 282.67 ft. (S.14°00'39"E. 282.66 ft.) to an unmarked point; S.22°39'26"E. 1928.66 ft. (S.22°37'41"E. 1928.62 ft.) to an unmarked point; S.04°41'08"E. 208.55 ft. (S.04°39'23"E. 208.55 ft.) to an unmarked point; and S.02°40'22"W. 1829.85 ft. (S.02°42'06"W. 1829.81 ft.) to the southeast corner of the herein described tract and said 1522.18 acres, the southwest corner of said 8913.66 acres, in a fence along the north line of 6748.6 acres conveyed to Debra Brown from Larry N. Arledge, et ux, by a Gift Deed executed the 21<sup>st</sup> day of July, 2003 and recorded in Volume 857 at Page 568 of the Official Public Records of Val Verde County, Texas;

THENCE, along a fence with the common line between said 1522.18 acres and said 6748.6 acres, S.89°33'02"W. 4307.40 ft. (S.89°34'39"W. 4307.45 ft.) to a ½" iron stake found at the southwest corner of said 1522.18 acres, the southeast corner of said 232 acres;

THENCE, with the common line between said 232 acres and said 6748.6 acres, S.89°30'46"W., along a fence, at 1105.61 ft. passing a ½" iron stake found at a three-way cornerpost for reference, then continuing not along a fence for a total distance of 1112.02 ft. to the southerly southwest corner of the herein described tract in the northeast right-of-way line of the existing Union Pacific Railroad land, no deed of record found for this right-of-way;

THENCE, along or near a fence with the northeast right-of-way line of said railroad right-of-way, upon, over and across said 232 acres, N.22°29'32"W. 1493.69 ft. to an unmarked point at the beginning of a 03°15'21" curve concave to the southwest having a radius of 1759.90 ft., and with an arc of said 03°15'21" curve, continuing upon, over and across said 232 acres, at approximately 417 ft. passing the west line of said 232 acres, the southerly southeast corner of said 10,281.72 acres, then with the southerly line of said 10,281.72 acres for a total distance of 1110.95 ft. subtended by a central angle of 36°10'06" [long chord = N.40°34'35"W. 1092.59 ft.] to an unmarked point at its end;

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THENCE, continuing along or near a fence with the northeast right-of-way line of said railroad right-of-way, the southerly line of said 10,281.72 acres: N.58°39'38"W. 1687.48 ft. to an unmarked point at the beginning of a 02°32'19" curve concave to the southwest having a radius of 2257.24 ft.; 918.51 ft. with an arc of said 02°32'19" curve subtended by a central angle of 23°18'52" [long chord = N.70°19'04"W. 912.19 ft.] to an unmarked point at its end; and N.81°58'31"W. 637.88 ft. to an unmarked point at the southeast corner of 101.07 acres conveyed to the Texas and New Mexico Railroad Company from George R. Whitehead by a Deed executed the 19<sup>th</sup> day of March, 1946 and recorded in Volume 43 at Page 418 of the Deed Records of Terrell County, Texas;

THENCE, with the southerly line of said 10,281.72 acres, the north right-of-way line of said Union Pacific Railroad, the north line of said 101.07 acres, generally along a fence (see survey plat for location of fence with respect to north right-of-way line), all points unmarked: N.05°52'00"E. 151.07 ft. to the beginning of a 03°20'25" curve concave to the northeast having a radius of 1715.41 ft.; 427.84 ft. with an arc of said 03°20'25" curve subtended by a central angle of 14°17'25" [long chord = N.76°59'18"W. 426.73 ft.] to its end; S.20°09'25"W. 100.00 ft. to the beginning of a 03°09'23" curve concave to the northeast having a radius of 1815.41 ft.; 373.34 ft. with an arc of said 03°09'23" curve subtended by a central angle of 11°46'58" [long chord = N.63°57'06"W. 372.68 ft.] to its end; N.58°03'37"W. 718.89 ft. to the beginning of a 02°50'49" curve concave to the southwest having a radius of 2012.76 ft.; 1503.39 ft. with an arc of said 02°50'49" curve subtended by a central angle of 42°47'45" [long chord = N.79°27'30"W. 1468.68 ft.] to its end; S.79°08'38"W. 2777.04 ft. to the beginning of a 01°55'53" curve concave to the southeast having a radius of 2966.82 ft.; 707.20 ft. with an arc of said 01°55'53" curve subtended by a central angle of 13°39'27" [long chord = S.72°18'54"W. 705.53 ft.] to its end; S.65°29'10"W. 1236.59 ft. to the beginning of a 03°09'40" curve concave to the north having a radius of 1812.69 ft.; 1243.90 ft. with an arc of said 03°09'40" curve subtended by a central angle of 39°19'03" [long chord = S.85°08'42"W. 1219.64 ft.] to its end; N.75°11'47"W. 394.47 ft.; N.14°48'13"E. 300.00 ft.; N.75°11'47"W. 400.00 ft.; S.14°48'13"W. 300.00 ft.; N.75°11'47"W. 762.60 ft. to the beginning of a 02°51'11" curve concave to the south having a radius of 2008.47 ft.; 1122.65 ft. with an arc of said 02°51'11" curve subtended by a central angle of 32°01'33" [long chord = S.88°47'27"W. 1108.09 ft.] to its end; S.72°46'40"W. 456.05 ft.; and N.17°13'20"W. 300.00 ft. to the southeast corner of 2944.69 acres conveyed as Exhibit "A" to WMS Ranch, LLC from Marvin McDonald by a Warranty Deed executed the 8<sup>th</sup> day of August, 2012 and recorded in Volume 225 at Page 63 of the Deed Records of Terrell County, Texas;

THENCE, upon, over and across said 10,281.72 acres with the east line of said 2944.69 acres, each point marked with a found ½" iron stake: N.10°29'19"E. 3313.48 ft.; N.21°51'40"E. 3972.42 ft.; N.09°04'41"E. 1967.99 ft.; and N.15°11'17"E. 8945.54 ft. to a fence post for the northwest corner of the herein described tract, the northeast corner of said 2944.69 acres, in a fence along the north line of said 10,281.72 acres, the south line of 410.17 acres conveyed to Larry Dinger from Gladys Bishop by a General Warranty Deed executed the 15<sup>th</sup> day of April, 2002 and recorded in Volume 160 at Page 307 of the Deed Records of Terrell County, Texas;

THENCE, along a fence with the common line between said 10,281.72 acres and said 410.17 acres, each point marked with an anglepost: S.88°53'59"E. 4006.27 ft. to a three-way cornerpost; S.88°59'35"E. 605.46 ft.; N.85°06'41"E. 42.34 ft.; N.81°56'22"E. 167.66 ft. to a three-way cornerpost; N.80°52'09"E. 1647.49 ft.; N.82°13'24"E. 83.98 ft.; N.88°19'13"E. 64.03 ft.; S.89°56'10"E. 3995.39 ft.; and S.89°44'59"E. 832.18 ft. to a three-way cornerpost at the northeast corner of said 10,281.72 acres, the southeast corner of said 410.17 acres, for a reentrant corner of the herein described tract, in the west line of said 195.26 acres;

THENCE, along a fence with the common line between said 195.26 acres and said 410.17 acres, N.00°11'25"E. 892.84 ft. to the PLACE OF BEGINNING containing 7336.43 acres of land, more or less, within these metes and bounds.