

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: September 20, 2024
Maker: David Edward Cope
Payee: Capital Farm Credit, ACA as agent/nominee
Original Principal Amount: \$219,920.00
Capital Farm Credit, ACA Loan No. 6461290

Deed of Trust:

Date: September 20, 2024
Grantor: David Edward Cope and Kelly Cope
Trustee: Jeffrey C. Norte
Recorded in: Instrument No. 2024008504 in the Official Records of Medina 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:

Tract I:

A 25.012 acre tract of land, located in the G.B. & C.N.G. RR Co. Survey No. 169, Abstract No. 1078, Medina County, Texas and being a portion of a called 2805.70 acre tract as described of record in Document Number 2022004432 of the Official Records of Medina County, Texas, and being more particularly described by metes and bounds on Exhibit A, attached hereto and specifically made a part hereof for all purposes.

Tract II:

Ingress and Egress easement for vehicular and pedestrian use as state in instrument dated July 1, 2024, recorded in Instrument No. 2024005703, of the Official Records of Medina County, Texas.

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: Jason West, Nicole Baethge, Matthew D. Johnson, Nicole Correa, Dean W. Greer, Patrick Armstrong, and David Garvin; 8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument executed on May 8, 2026 by Capital Farm Credit, ACA as agent/nominee and recorded or to be recorded in the appropriate Official Public Records of Medina County, Texas.

Date of Sale: June 2, 2026, being the first Tuesday in said month.

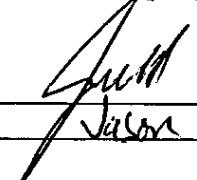
Time of Sale: The earliest time at which the sale will occur is 12:00 p.m. (Noon), Medina County, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Medina 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**Tract I:**

A 25.012 acre tract of land, located in the G.B. & C.N.G. RR Co. Survey No. 169, Abstract No. 1078, Medina County, Texas and being a portion of a called 2805.70 acre tract as described of record in Document Number 2022004432 of the Official Records of Medina County, Texas. Said 25.012 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for the northwest corner of the tract described herein, from which a found 3" metal fence post for the northwest corner of said 2805.70 acre tract, and in the south right-of-way line of Farm-to Market (FM) 1769, an 80' right-of-way, as shown on the Texas Department of Transportation (TxDOT) Right-of-Way Map (ROW), CSJ No. 595-2-2, bears, N 55° 50' 41" W, a distance of 1352.22 feet;

THENCE S 89° 59' 17" E, into said 2805.70 acre tract, a distance of 1571.75 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" in the west line of a called 6.537 acre Right-of-Way Dedication as described of record in Document No. 2024005703 of the Official Records of Medina County, Texas, for the northeast corner and a point of curvature of the tract described herein;

THENCE with the west line of said 6.537 acre Right-of-Way Dedication, the following two (2) courses:

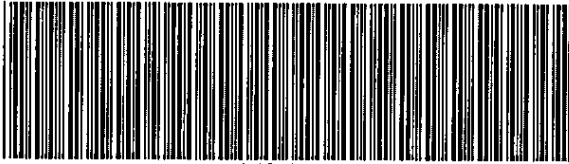
1. With a non-tangent curve to the right having a radius of 970.00 feet, an arc length of 199.20 feet, a delta angle of 11° 45' 58" and a chord bears S 06° 36' 36" E, a distance of 198.85 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for a point of tangency, and
2. S 00° 43' 37" E, a distance of 481.27 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for the southeast corner of the tract described herein;

THENCE into said 2805.70 acre tract, the following two (2) courses:

1. S 89° 41' 12" W, a distance of 1600.77 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for the southwest corner, from which a found 2" metal pipe fence post for a westerly corner of said 2805.70 acre tract bears, S 21° 11' 06" W, a distance of 3031.72 feet, and
2. N 00° 00' 00" E, a distance of 687.84 feet to the POINT OF BEGINNING and containing 25.012 acres of land, more or less situated in Medina County, Texas.

Tract II:

Ingress and Egress easement for vehicular and pedestrian use as stated in instrument dated July 1, 2024, recorded in Instrument No. 2024005703, of the Official Records of Medina County, Texas.



VG-42-2026-26-000082

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000082

Foreclosure Posting

Recorded On: May 12, 2026 10:10 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

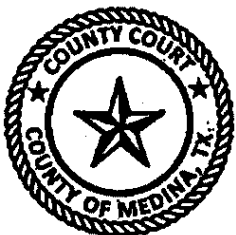
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000082
Receipt Number: 20260512000019
Recorded Date/Time: May 12, 2026 10:10 AM
User: Ruby G
Station: ccscan1.medinacounty.local

Record and Return To:

WEST & WEST ATTORNEY



STATE OF TEXAS

Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX