

## NOTICE OF TRUSTEE'S SALE

**DATE:** January 4, 2022

### **DEED OF TRUST**

**Date:** May 18, 2020

**Grantor:** Brandon Conway  
Lara Conway  
585 W. 4th St.  
Groveton, TX 75845

**Beneficiary:** Sandstone Capital IV, LP  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Deed of trust recorded in Volume 1039, Page 392, of the Official Records of Trinity County, Texas, and having been assigned by instrument recorded in Volume 1064, Page 767, of the Official Records of Trinity County, Texas.

**Property:** *Tract Thirty-Eight (38) of Colt Ranch & Land Partners II, LP, being 10.1610 acres of land in the IGNACIO CHAPA LEAGUE, A-12, in Trinity County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.*

### **Note**

**Date:** May 18, 2020

**Amount:** \$50,500.00

**Debtor:** Brandon Conway and Lara Conway

**Holder:** Sandstone Capital IV, LP

**DATE OF SALE OF PROPERTY: February 1, 2022**

**EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM**

**LOCATION OF SALE:** Groveton, Texas, at the Trinity County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
DEBORAH L. LEMONS

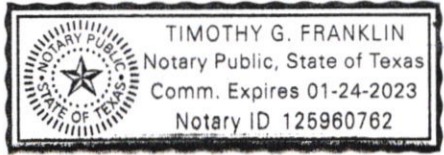
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 4, 2022 by Deborah L. Lemons.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



SURVEY DESCRIPTION  
10.1610 ACRES (TRACT 38)  
IGNACIO CHAPA LEAGUE, A-12  
TRINITY COUNTY, TEXAS

Being all of that certain tract or parcel of land containing 10.1610 acres, situated in the Ignacio Chapa League, Abstract No. 12, being out and a part of that certain tract called 695.53 acres, as described in Deed from DJKPLT, Inc. to Colt Ranch and Land Partners II, L.P., dated September 18, 2019, recorded in Volume 1025, Page 423 of the Official Public Records of Trinity County, Texas (O.P.R.T.C.T.). Said 10.1610 acre tract being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a 4 inch-by-4 inch concrete monument with brass cap stamped "C.P.F. T-43" found in the east line of a called 32.613 acre tract, as described in Volume 665, Page 804 (D.R.T.C.T.), for the most westerly northwest corner of the aforementioned 695.53 acres, same being the southwest corner of a called 50 acre tract, as described in Volume 459, Page 100 of the Deed Records of Trinity County, Texas (D.R.T.C.T.), from which a 4 inch wood fence corner post bears S 31°09' W, a distance of 11.2 feet;

THENCE South 62°36'28" East, along and with the south line of the aforementioned 50 acre tract, a distance of 515.69 feet, to a 1/2 inch iron rod set for the northwest corner and Point of Beginning of the herein described tract;

THENCE South 62°36'28" East, continuing along and with the south line of the aforementioned 50 acre tract, a distance of 461.74 feet, to a 1/2 inch iron rod set for the northeast corner of the herein described tract;

THENCE South 51°26'16" West, passing a 1/2 inch iron rod set for reference at a distance 1479.53 feet, continuing for a total distance of 1499.53 feet to a point for corner in the north line of a called 1128.60 acre tract, as described in Volume 949, Page 100 (O.P.R.T.C.T.), same being in the centerline of Kickapoo Road and the southeast corner of the herein described tract;

THENCE along and with the centerline of Kickapoo Road, same being the north line of the aforementioned 1128.60 acre tract, as follows:

North 30°13'07" West, a distance of 84.04 feet;

North 33°44'07" West, a distance of 117.70 feet to the southwest corner of the herein described tract;

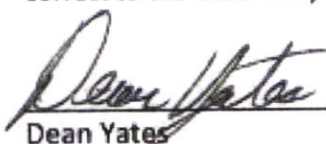
THENCE North 41°42'02" East, passing a 1/2 inch iron rod set for reference at a distance of 15.00 feet, continuing for a total distance of 1308.13 feet to the Point of Beginning and containing 10.1610 acres, more or less.

**Bearings are based upon SPC Texas Central Zone 4203, NAD 83, surface values.**

**1/2-inch iron rods set in this survey have a plastic cap that bears the name "Goodwin-Lasiter".**

**Concrete monuments found in this survey were set during a survey performed by Abbot Hargraves for Champion Paper and Fibre Company in 1955.**

I, Dean Yates, a Registered Professional Land Surveyor, do hereby certify that these notes were made as the result of an actual survey performed on the ground under my direct supervision and are true and correct to the best of my knowledge. See Plat of even date.

  
Dean Yates

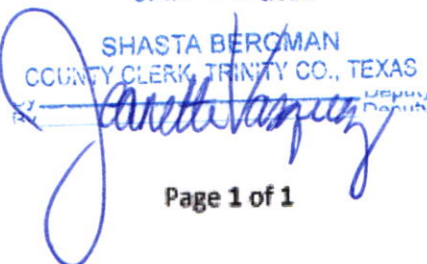
R.P.L.S. No. 6302

**FILED**  
at 9:20 o'clock A.M.

JAN 06 2022

Goodwin - Lasiter - Strong  
1609 S. Chestnut St., Suite. 202  
Lufkin, Texas 75901  
TBPLS Firm No. 10110900

SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS



Page 1 of 1



V:\643\643706.Tract38

**EXHIBIT "A"**