

NOTICE OF TRUSTEE'S SALE

DATE: March 14, 2022

DEED OF TRUST

Date: July 18, 2020

Grantor: Annie Eleby Smith
Alex Eleby, Jr.
Lois Eleby Loftin
John Willie Eleby
479 S. Devine Ave., Apt. 17
Groveton, TX. 75845

Beneficiary: Colt Ranch and Land Partners II, 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 1044, Page 662, of the Official Recorded of Trinity County, Texas. Assigned by instrument recorded in Volume 1064, Page 767, of the Official Records of Trinity County, Texas.

Property: *12.1132 acres of land in the IGNACIO CHAPA LEAGUE, A-12, called Tract Twenty-Eight of Colt Ranch and Land Partners II, LP, Trinity County, Texas, more fully described by metes and bounds attached hereto in Exhibit "A" attached hereto.*

Note

Date: July 18, 2020

Amount: \$64,622.60

Debtor: Annie Eleby Smith, Alex Eleby, Jr., Lois Eleby Loftin and John Willie Eleby

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

DATE OF SALE OF PROPERTY: April 5, 2022

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

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.

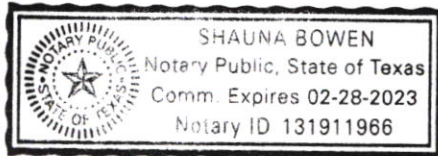

DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on March 14, 2022 by Deborah L. Lemons.




NOTARY PUBLIC, STATE OF TEXAS

SURVEY DESCRIPTION
12.1132 ACRES (TRACT 28)
IGNACIO CHAPA LEAGUE, A-12
TRINITY COUNTY, TEXAS

Being all of that certain tract or parcel of land containing 12.1132 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 DUKPLT, Inc. to Colt Ranch and Land Partners II, L.P., dated September 18, 2010, recorded in Volume 1025, Page 423 of the Official Public Records of Trinity County, Texas (O.P.R.T.C.T.). Said 12.1132 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-42" found for the most westerly northeast corner of the aforementioned 695.53 acres, same being the southeast 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 15 inch wood fence corner post bears S 41°04' E, a distance of 7.5 feet;

THENCE South 24°27'21" East, a distance of 2589.63 feet, to a 1/2 inch iron rod set for the northwest corner and Point of Beginning of the herein described tract;

THENCE South 24°27'21" East, a distance of 290.23 feet, to a 1/2 inch iron rod set for the northeast corner of the herein described tract;

THENCE South 64°48'54" West, passing a 1/2 inch iron rod set for reference at a distance of 1729.35, continuing for a total distance of 1749.35 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 24°12'05" West, a distance of 171.65 feet;

North 23°48'04" West, a distance of 141.87 feet to the southwest corner of the herein described tract;

THENCE North 65°32'39" East, passing a 1/2 inch iron rod set for reference at a distance of 18.00 feet, continuing for a total distance of 1746.81 feet to the Point of Beginning and containing 12.1132 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 Hargreaves 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.

 12/12/19
Dean Yates R.P.L.S. No. 6302

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



FILED
at 11:20 o'clock A M

MAR 14 2022

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
BY 