

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.

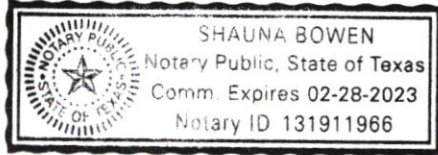

DEBORAH L. LEMONS

(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