

NOTICE OF TRUSTEE'S SALE

DATE: January 4, 2022

DEED OF TRUST

Date: June 26, 2020

Grantor: Cody Machart
Ashley Machart
9047 FM 357
Apple Springs, TX 75926

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 1042, Page 741, of the Official Records of Trinity County, Texas, and assigned in instrument recorded in Volume 1064, Page 767, of the Official Records of Trinity County, Texas.

Property: *Tract Eighteen of Colt Ranch & Land Partners II, LP, being 10.0683 acres of land in the Ignacio Chapa League, A-12, Trinity County, Texas, more fully described by metes and bounds in Exhibit "A" attached hereto.*

Note

Date: June 26, 2020

Amount: \$50,000.00

Debtor: Cody Machart and Ashley Machart

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



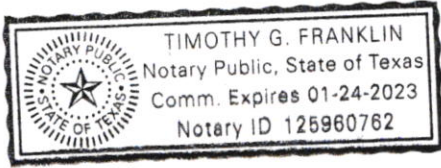
(ACKNOWLEDGMENT)

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
10.0683 ACRES (TRACT 18)
IGNACIO CHAPA LEAGUE, A-12
TRINITY COUNTY, TEXAS

Being all of that certain tract or parcel of land containing 10.0683 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 10.0683 acre tract being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a 1/2 inch iron rod set in the east margin of Josserand Road, same being the west boundary line of a called 50.048 acre tract, as described in Volume 143, Page 132 of the Deed Records of Trinity County, Texas (D.R.T.C.T.), for the southeast corner of a called 10.4 acre tract, as described in Volume 65, Page 274 (D.R.T.C.T.), from which a 5 inch-by-4 inch concrete monument found for the recognized northwest corner of the called 50.048 acres, and also the recognized northeast corner of the called 10.4 acres bears North 26°59'30" East, a distance of 621.85 feet;

THENCE South 26°59'30" West, along and with the east margin of Josserand Road, same being the west boundary line of the called 50.048 acres, and same also being the east boundary line of the called 695.53 acres, a distance of 870.25 feet to a 3 inch-by-3 inch concrete monument with brass cap stamped "C.P.F. T-30" found for the recognized southwest corner of the 50.048 acres, from which an 18 inch sweet gum found marked "X" bears North 47°34' West, 44.2 feet;

THENCE North 63°00'30" West, a distance of 15.27 feet to a point for corner in the centerline of Josserand Road;

THENCE South 20°09'41" West, continuing along and with the east boundary line of the called 695.53 acres, same being the west boundary line of a called 436.782 acres, as described in Deed from RMK Select Timberland Investment Fund II, LLC to Larry C. Dean, dated March 26, 2013, recorded in Volume 908, Page 309 (O.P.R.T.C.T.), a distance of 494.11 feet;

THENCE South 19°25'55" West, continuing along and with the centerline of Josserand Road, same being the east boundary line of the called 695.53 acres, same being the west boundary line of a called 436.782 acres, passing a 1/2 inch iron rod set in the centerline of Josserand Road at a distance of 1015.00 feet, passing another 1/2 inch iron rod set in the centerline of the Josserand Road at a distance of 2037.21, and continuing for a total distance of 4290.87 feet to a point for corner;

THENCE South 17°22'21" West, continuing along and with the centerline of Josserand Road, being the east boundary line of the called 695.53 acres, same being the west boundary line of a called 436.782 acres, a distance of 301.70 feet to a point for corner;

THENCE South 13°10'19" West, continuing along and with the centerline of Josserand Road, being the east boundary line of the called 695.53 acres, same being the west boundary line of a called 436.782 acres, a distance of 185.28 feet to a point for corner;

THENCE South 09°51'16" West, continuing along and with the centerline of Josserand Road, being the east boundary line of the called 695.53 acres, same being the west boundary line of a called 436.782 acres, a distance of 426.35 feet to the northeast corner and the Point of Beginning of the herein described tract;

THENCE South 09°51'16" West, continuing along and with the centerline of Josserand Road to the intersection of Josserand Road and Kickapoo Road, at a distance 239.56 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract;

THENCE North 64°20'24" West, along and with the centerline of Kickapoo Road also being the north line of a called 1128.60 acre tract, as described in Volume 949, Page 100 (O.P.R.T.C.T.), for a distance of 137.29 feet,

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

North 68°53'44" West, a distance of 62.05 feet,
North 73°00'03" West, a distance of 82.30 feet,
North 77°39'32" West, a distance of 445.55 feet,
North 73°52'35" West, a distance of 147.62 feet,
North 71°43'10" West, a distance of 85.26 feet,
North 69°43'30" West, a distance of 63.53 feet,
North 66°32'27" West, a distance of 24.38 feet,

THENCE North 19°20'14" East, passing a 1/2 inch iron rod set for reference at a distance of 18.00 feet, and continuing for a total distance of 640.24 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;

THENCE South 51°07'22" East, passing a 1/2 inch iron rod set for reference in the west margin of Jossierand Road at a distance of 1042.39, and continuing for a total distance 1065.29 feet to the Point of Beginning and containing 10.0683 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 12/12/19
R.P.L.S. No. 6302



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

FILED
at 9:20 o'clock A M

JAN 06 2022
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
