

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

