

NOTICE OF TRUSTEE'S SALE

DATE: January 12, 2023

DEED OF TRUST

Date: June 1, 2020

Grantor: Jerry Thomas
154 Reily Village Road
Corrigan, Texas 75939

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 1040, Page 28, Official Records of Trinity County, Texas, said lien assigned by document recorded in Volume 1664, Page 767, Official Records of Trinity County, Texas.

Property: *Tracts Ten (10), Eleven (11), and Twelve 912) of Colt Ranch and Land Partners II, LP, being 30.039 acres of land in the IGNACIO CHAPA LEAGUE, A-12, in Trinity County, Texas, more fully described by metes and bounds in Exhibit "A" attached hereto.*

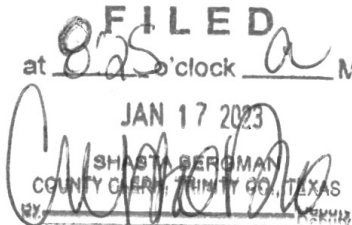
Note

Date: June 1, 2020

Amount: \$144,195.00

Debtor: Jerry Thomas

Holder: Sandstone Capital IV, LP



DATE OF SALE OF PROPERTY: February 7, 2023

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

FILED

MASSACHUSETTS

RECORDS

DEPARTMENT

OF REVENUE

AND TAXATION

STATE HOUSE

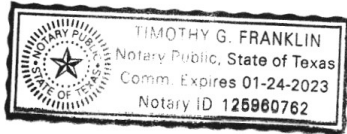
BOSTON

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 12, 2023 by Deborah L. Lemons.





NOTARY PUBLIC, STATE OF TEXAS

SURVEY DESCRIPTION
10.0120 ACRES (TRACT 10)
IGNACIO CHAPA LEAGUE, A-12
TRINITY COUNTY, TEXAS

Being all of that certain tract or parcel of land containing 10.0120 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 DUKLET, 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 10.0120 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 Josseland 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 85, 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 821.85 feet;

THENCE South 26°59'30" West, along and with the east margin of Josseland 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 570.25 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 69°00'30" West, a distance of 15.27 feet to a point for corner in the centerline of Josseland 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 808, 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 Josseland 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 found in the centerline of Josseland Road, at a distance of 1015.00 feet then continuing and passing a 1/2 inch iron rod found in the centerline of the Josseland Road, at a distance of 2037.21, for a total distance of 2337.21 feet to the northeast corner and Point of Beginning of the herein described tract;

THENCE South 19°25'55" West, continuing along and with the centerline of Josseland Road, same being the west boundary line of the called 695.53 acres, same being the west boundary line of a called 436.782 acres, at a distance of 300.00 feet to the southeast corner of the herein described tract;

THENCE North 71°00'58" West, passing a 1/2 inch iron rod set for reference at a distance of 23.00 feet, and continuing for a total distance of 1440.19 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

THENCE North 19°25'55" East, a distance of 305.67 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;

THENCE South 70°47'27" East, passing a 1/2 inch iron rod set for reference at a distance of 1420.16 feet, and continuing for a total distance of 1440.16 feet to the Point of Beginning and containing 10.0120 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-Lester".

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
Dean Yates R.P.L.S. No. 6302



Goodwin - Laaiter - Strong
1608 S. Chestnut St., Suite. 202
Lufkin, Texas 75901
TBPLS Firm No. 10110900

SURVEY DESCRIPTION
10.0130 ACRES (TRACT 11)
IGNACIO CHAPA LEAGUE, A-12
TRINITY COUNTY, TEXAS

Being all of that certain tract or parcel of land containing 10.0130 acres, situated in the Ignacio Chapa League, Abstract No. 12, being out and a part of that certain tract called 895.53 acres, as described in Deed from DUKPLT, Inc. to Colt Ranch and Land Partners II, L.P., dated September 18, 2018, recorded in Volume 1025, Page 423 of the Official Public Records of Trinity County, Texas (O.P.R.T.C.T.). Said 10.0130 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 Josseland 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 85, 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 821.85 feet;

THENCE South 26°59'30" West, along and with the east margin of Josseland Road, same being the west boundary line of the called 50.048 acres, and same also being the east boundary line of the called 895.53 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 Josseland Road;

THENCE South 20°09'41" West, continuing along and with the east boundary line of the called 895.53 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 808, 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 Josseland Road, same being the east boundary line of the called 895.53 acres, same being the west boundary line of a called 436.782 acres, passing a 1/2 inch iron rod found in the centerline of Josseland Road, at a distance of 1915.00 feet then continuing and passing a 1/2 inch iron rod found in the centerline of the Josseland Road, at a distance of 2037.21, for a total distance of 2637.21 feet to the northeast corner and Point of Beginning of the herein described tract;

THENCE South 19°25'55" West, continuing along and with the centerline of Josseland Road, same being the west boundary line of the called 895.53 acres, same being the west boundary line of a called 436.782 acres, at a distance of 300.00 feet to the southeast corner of the herein described tract;

THENCE North 71°14'39" West, passing a 1/2 inch iron rod set for reference at a distance of 26.00 feet, and continuing for a total distance of 1440.25 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

THENCE North 19°25'55" East, a distance of 305.72 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;

THENCE South 71°00'59" East, passing a 1/2 inch iron rod set for reference at a distance of 1417.03 feet, and continuing for a total distance of 1440.19 feet to the Point of Beginning and containing 10.0130 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-Lesiter".

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 12/12/13
Dean Yates R.P.L.S. No. 6302

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



**SURVEY DESCRIPTION
10.0140 ACRES (TRACT 12)
IGNACIO CHAPA LEAGUE, A-12
TRINITY COUNTY, TEXAS**

Being all of that certain tract or parcel of land containing 10.0140 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 DUKPET, Inc. to Colt Ranch and Land Partners II, L.P., dated September 18, 2019, recorded in Volume 1025, Page 428 of the Official Public Records of Trinity County, Texas (O.P.R.T.C.T.). Said 10.0140 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 Josseland 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 85, 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 821.85 feet;

THENCE South 26°59'30" West, along and with the east margin of Josseland 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 Josseland 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 464.11 feet;

THENCE South 19°25'55" West, continuing along and with the centerline of Josseland 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 found in the centerline of Josseland Road, at a distance of 1015.00 feet then continuing and passing a 1/2 inch iron rod found in the centerline of the Josseland Road, at a distance of 2037.21, for a total distance of 2937.21 feet to the northeast corner and Point of Beginning of the herein described tract;

THENCE South 19°25'55" West, continuing along and with the centerline of Josseland Road, same being the west boundary line of the called 695.53 acres, same being the west boundary line of a called 436.782 acres, at a distance of 300.00 feet to the southeast corner of the herein described tract;

THENCE North 71°28'27" West, passing a 1/2 inch iron rod set for reference at a distance of 24.00 feet, and continuing for a total distance of 1440.33 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

THENCE North 19°25'55" East, a distance of 305.79 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;

THENCE South 71°14'39" East, passing a 1/2 inch iron rod set for reference at a distance of 1414.25 feet, and continuing for a total distance of 1440.25 feet to the Point of Beginning and containing 10.0140 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 1986.

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
Dean Yates R.P.L.S. No. 6302



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