

NOTICE OF TRUSTEE'S SALE

DATE: November 8, 2021

DEED OF TRUST

Date: May 28, 2021
Grantor: Billie Coretha McCanick
281 Ray Rd.
Wharton, TX 77488

Beneficiary: Sandstone Capital, III, LP
PO Box 423
Centerville, TX 75833

Substitute Trustee: Tim Franklin
PO Box 423
Centerville, TX 75833

Recording Information: Deed of trust recorded in Book 1222, Page 361 of the Official Records of Wharton County, Texas.

Property: *6.391 acres of land, being Lot Thirty-Seven (37) of Colt Ranch and Land Subdivision-Phase One, a subdivision in Wharton County, Texas, according to the map or plat thereof recorded in Book 1021, Page 311 of the Map and Plat Records of Wharton County, Texas*

Note

Date: May 28, 2021
Amount: \$69,500.00
Debtor: Billie Coretha McCanick
Holder: Sandstone Capital, III, LP

DATE OF SALE OF PROPERTY: December 7, 2021

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: Wharton, Texas, at the Wharton 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.



TIM FRANKLIN

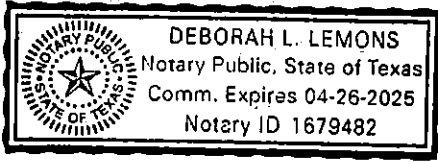
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11/12/2021
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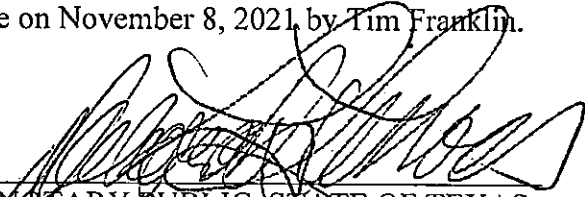
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on November 8, 2021, by Tim Franklin.




NOTARY PUBLIC, STATE OF TEXAS

NOTICE OF FORECLOSURE SALE

POSTED

11/10/2021 @ 11:17 AM
MP

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:
Lot Six-B (6B), Meisel Industrial Complex, Unit 1 in the City of El Campo, Wharton County, Texas, as shown by Plat thereof filed in Slide 3147 of the Wharton County Plat Cabinet Records

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

- Date: December 7, 2021
- Time: The sale shall begin no earlier than 10:00-AM-or-no later than three hours thereafter.
- Place: Wharton County Courthouse in Wharton, Texas, at the area designated by the Commissioners Court of Wharton, Wharton County, Texas, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Trustee's Sale is posted).

3. The Deed of Trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale. Pursuant to §51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to §51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted. The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

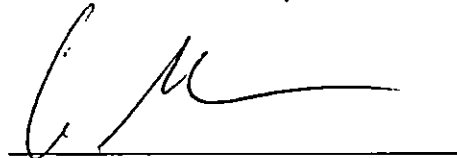
5. Type of Sale. The sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Cortland Energy, LLC.

6. Obligations Secured. The Deed of Trust is dated January 4, 2018, and is recorded in the office of the County Clerk of Wharton County, Texas, in/under BK 1083, PG 251-264, File No. 2018-00000186, Official Public Records of Wharton County, Texas. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$700,000.00, executed by Cortland Energy, LLC, and payable to the order of Pearl Switch, LLC.

7. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person Trustee to conduct the sale.

8. ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Date: November 9, 2021



C. LeRoy Melcher, Trustee

After recording, return to:

C. LeRoy Melcher
Pearl Switch, LLC
3262 Westheimer, No. 222
Houston, Texas 77098