



VG-1443-2025-2501625

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2501625

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 10, 2025 11:51 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2501625
Receipt Number: 20250410000008
Recorded Date/Time: April 10, 2025 11:51 AM
User: Jacey J
Station: CCLERK01

Record and Return To:

MOLLIE MCCOSLIN



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory
Freestone County Clerk
Freestone County, TX

Renee Reynolds

FILED FOR RECORD
At 11:49, o'clock a M

Notice of Foreclosure Sale

APR 10 2025

Date: April 3, 2025

Substitute Trustee: David Tomek

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By Renee Gregory

Substitute Trustee David Tomek's Street Address: 3923 Weeburn Drive, Dallas, TX 75229

Substitute Trustee: Richard Melamed

Substitute Trustee Richard Melamed's Street Address: 5321 Evergreen St., Bellaire, TX 77401

Noteholder: ETC Texas Pipeline, Ltd., a Texas limited partnership

Note: Amended and Substitute Secured Promissory Note dated November 30, 2022, executed by Cypress Eagle Marketing LLC, a Texas limited liability company, and payable to Noteholder in the amount of \$6,214,293.51

Security Instrument: Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: September 1, 2022

Grantor: Cypress Eagle Marketing LLC, a Texas limited liability company

Mortgagee: Noteholder

Recording information: Instrument No. 2203979, filed in the real property records of Freestone County, Texas on September 21, 2022

Property: 8.21 acres in the H. A. Boyd Survey A-69 and the J. Hamilton Survey A-273 in Freestone County, Texas, as described in the deed from Ruby Johnson, et al to United LP Gas Corporation dated 10/6/93, recorded in Volume 913, Page 757 of the Official Records of Freestone County, Texas, along with all personal property secured by the security agreement included in the Security Instrument

Sale: The sale of the Property noticed hereby, with the following particulars

Date of Sale (first Tuesday of month): May 6, 2025

Earliest Time of Sale: 11:00 a.m.

Place of Sale: In the area designated by the Freestone County Commissioners Court for nonjudicial foreclosure sales, being the Freestone County Courthouse steps at 118 E. Commerce, Fairfield, Texas 75840

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



4839779

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Default has occurred in the payment of the Note, because of which default the Mortgagee has instructed the Substitute Trustees to enforce the power of sale in the Security Instrument to sell the Property in accordance with the terms thereof and pursuant to applicable Texas law in satisfaction of some or all of the amounts owing under the Note.

Notice is hereby given of the Mortgagee's election to proceed against, and have the Substitute Trustees, or any one of them, sell at the sale all of the real property and personal property that comprises the Property in accordance with the Mortgagee's rights and remedies under the Security Instrument and under Section 9.604 of the Texas Business and Commerce Code.

Notice is given that on the Date of Sale, one of the Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS SALE. The Sale will begin at the Earliest Time of Sale or not later than three hours thereafter.

The Sale will be made expressly subject to any title matters set forth in the Mortgagee, but prospective bidders are advised 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 Mortgagee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.0075(a) of the Texas Property Code, the Substitute Trustee conducting the Sale has the right to set further reasonable conditions for conducting the Sale. Any such further conditions will be announced before bidding is opened for the first sale of the day held by the Substitute Trustee conducting the Sale. Those desiring to purchase the Property will need to demonstrate their ability to pay cash (or any cash equivalents acceptable to the Mortgagee, as may be disclosed by the Substitute Trustee conducting the Sale prior thereto in compliance with the Security Instrument and applicable Texas law) on the day the Property is sold.

[Mortgagee signature on following page.]

MORTGAGEE:

**ETC TEXAS PIPELINE, LTD.,
a Texas limited partnership**

By: LG PL, LLC, its general partner

By: 
Name: Ashton Hayse
Title: SVP, Finance & Treasurer