

## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

March 9, 2023  
Lost Frontier Acquisition Group, LLC  
c/o Hoover Slovacek, LLP  
Attn: Matthew A. Kornhauser, Esq.  
5051 Westheimer, Suite 1200  
Houston, Texas 77056

**Certified Mail Return Receipt Requested**

1. **Date, Time, Place of Sale.**

Date: April 4, 2023.

Time: The sale will begin at 10:00 a.m. or not later than three hours after that time.

Place: INSIDE THE MAIN LOBBY OF SABINE COUNTY, TEXAS COURTHOUSE or if the preceding area is no longer in the designated area, at the area most recently designated by the Sabine County, Texas Commissioner's Court.

2. **Opening Bid: \$3,243,702.07**

3. **Deed of Trust Information.**

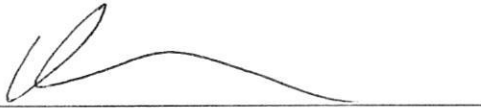
- a. Substitute Trustee – Derek H. Deyon of The Deyon Law Group, PLLC
- b. Grantor – Lost Frontier Acquisition Group, LLC
- c. Beneficiary – Lost Frontier RV Park & Marina, LLC

4. **Terms of Sale.** Cash

5. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated on or about May 9, 2022 and recorded in the real property records of SABINE County, Texas, with Lost Frontier RV Park & Marina, LLC as mortgagee/beneficiary, and Lost Frontier Acquisition Group, LLC as mortgagor/grantor.

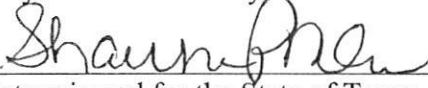
6. **Obligations Secured.** Deed of Trust or Contract Lien executed by Lost Frontier Acquisition Group, LLC securing the payment of indebtedness in the original principal amount of \$3,172,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lost Frontier RV Park & Marina, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

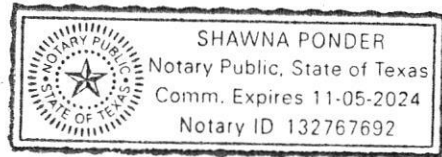
7. **Property to be Sold.** The property to be sold is located at 360 Frontier Drive, Hemphill, Texas 75948, legally described as: A 34.394 – acre tract, more or less, and all improvements, being described as the A 110 John B. Gaines Survey and 0.166 acres described as Lot 32 and Lot 33, Canal City Trailer Park, Sabine County, Texas.



DEREK H. DEYON – Substitute Trustee  
The Deyon Law Group, PLLC  
440 Louisiana Street, Suite 900  
Houston, Texas 77002  
346 – 229 – 0106  
ddeyon@deyonlawgroup.com

Notice of Substitute Trustee Sale sworn and subscribed to before me, the undersigned notary, in Sabine County, Texas by Derek H. DeYon on this 9th Day of March 2023.

  
Notary in and for the State of Texas  
My Commission Expires 11-05-2024



Jamie Clark

COUNTY CLERK



280 Main Street Suite 100  
Hemphill, Texas 75948

PHONE 409-787-3786  
FAX 409-787-3795

**DO NOT DESTROY**

**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 230454

FILED FOR RECORD ON: MARCH 09, 2023 09:30AM 2PGS \$30.00

SUBMITTER: THE DEYON LAW GROUP, PLLC

RETURN TO:

THE DEYON LAW GROUP, PLLC  
COUNTER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  
AND TIME STAMPED HEREON BY ME AND WAS DULY  
RECORDED IN THE VOLUME AND PAGE BY THE NAMED  
RECORDS OF SABINE COUNTY TEXAS AS STAMPED HEREON  
BY ME.

*Jamie Clark*

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW