

AT 1:33 FILED O'CLOCK P.M.

Notice of Foreclosure Sale

APR 11 2025

April 10, 2025

ADRIAN L. ELLIS, MADISON COUNTY CLERK
BY Heidi Ellis
DEPUTY CLERK
HEIDI ELLIS

Deed of Trust ("Deed of Trust"):

Dated: December 19, 2016

Grantor: 2350 Senator Partners, LLC

Trustee: Jeff "Marty" Barnhill

Lender: Gillespie Partners, Ltd.

Recorded in: Vol. 1585, Page 65, Official Records of Madison County, Texas

Legal Description: An undivided fifty percent (50%) interest in all of the oil, gas, and other minerals located in Madison County, Texas conveyed to Borrower from The Conquistador Ranch Partners, L.P., a Delaware limited partnership.

Secures: Promissory Note ("Note") dated December 19, 2016 in the original principal amount of \$529,523.13, executed by 2350 Senator Partners, LLC ("Borrower") and payable to the order of Lender

Modifications and Renewals: Modification and Extension Agreement dated October 18, 2022 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended).

Property: An undivided fifty percent (50%) interest in all of the oil, gas, and other minerals located in Madison County, Texas conveyed to Borrower from The Conquistador Ranch Partners, L.P., a Delaware limited partnership.

Reference to Mineral Deed without Warranty from Conquistador Ranch Partners, L.P. to 2350 Senator Partners, LLC and Gillespie Partners, Ltd. recorded at Vol. 1585, Page 120 of the Official Public Records of Madison County, Texas.

RECEIVED 1:33 P.M.

APR 11 2025

MADISON CO CLERK

Substitute Trustee: Robyn Gillespie

Substitute Trustee's

Address: PO Box 633210
Nacogdoches, Texas 75963

Foreclosure Sale:

Date: May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place: First-floor foyer in front of the county clerk's office, room 102, located at 103 W. Trinity Street, Madisonville, Texas 77864.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.


The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any

the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (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 section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.


Robyn Gillespie, Substitute Trustee

Cc: VIA REGULAR US MAIL AND
VIA CERTIFIED MAIL NO.
9414 7266 9904 2221 5499 43
RETURN RECEIPT REQUESTED

2350 Senator Partners, LLC
Attn: Richard A. Levens, Manager
508 Winged Foot Drive
Lufkin, Texas 75901

VIA REGULAR US MAIL AND
VIA CERTIFIED MAIL NO.
9414 7266 9904 2221 5499 50
RETURN RECEIPT REQUESTED

2350 Senator Partners, LLC
Attn: Richard A. Levens, Manager
696 River Cliff Dr
Canyon Lake, Texas 78133

VIA REGULAR US MAIL AND
VIA CERTIFIED MAIL NO.
9414 7266 9904 2221 5500 24
RETURN RECEIPT REQUESTED

2350 Senator Partners, LLC
Attn: Richard A. Levens, Manager
6004 S. First Street
Lufkin, Texas 75901

EXHIBIT A

Legal Description of the Property

FIRST TRACT: 324.293 acres, more or less, in the S.A. & M.G.R.R. SURVEY, A-838 and the JOSE MARIA VIESCA SURVEY, A-30, Leon County, Texas, being the same land described in the Deed from William A. Teague, Trustee to The Senator Ranch, Inc., dated June 27, 1983, and recorded in Vol. 544, page 646, Deed Records, Leon County, Texas. Said 324.293 acres being more fully described in Exhibit "A-1" attached hereto and made a part hereof.

SECOND TRACT: 301.00 acres, more or less, in the S.A. & M.G.R.R. SURVEY, A-838 and the G.L. HEBGEN SURVEY, A-1077, Leon County, Texas, being the same land described in the Deed from William A. Teague, Trustee to The Senator Ranch, Inc., dated June 27, 1983, and recorded in Vol. 544, page 627, Deed Records, Leon County, Texas. Said 301.00 acres being more fully described in Exhibit "B" attached hereto and made a part hereof.

THIRD TRACT: 16.50 acres, more or less, in the G.L. HEBGEN SURVEY, A-1077, Leon County, Texas, being the same land described in the Deed from William A. Teague, Trustee to The Senator Ranch, Inc., dated June 27, 1983, and recorded in Vol. 544, page 638, Deed Records, Leon County, Texas. Said 16.50 acres being more fully described in Exhibit "C" attached hereto and made a part hereof.

SENATOR HATCH, INC.
324.283 ACRES TRACT A
PART OF THE S.A. & N.O.R.R. SURVEY, A-838
AND AREA "A" OF THE JOSE MARIA VIESCA SURVEY, A-30
LEON COUNTY, TEXAS

Field notes of a 324.283 acres tract or parcel of land lying and being situated in part of the S.A. & N.O.R.R. Survey, A-838 of 688.691 acres called Tract 1 of 841 acres in the Deed recorded in Volume 377, Page 364 of the Deed Records of Leon County, Texas, and also Area "A" of 2.231 acres out of the Jose Maria Viesca Survey, A-30, Leon County, Texas, abutting the north corner of the said S.A. & N.O.R.R. Survey, A-838;

BEARING of a 10-in. hypocaust post marking the northern corner of the Nicholas Copeland Survey, A-169, and the now or formerly Navasota Club of 178 acres;

THENCE along a fence marking the north-westerly line of the aforementioned Nicholas Copeland Survey, A-169, and the 178 acres tract for the following calls:

N 60°12'29" E for a distance of 1,043.76 feet to an 18-in. post oak tree found for angle point;

N 62°00'41" E for a distance of 37.83 feet to an 18-in. post oak tree found for angle point;

N 85°50'39" E for a distance of 121.62 feet to an 18-in. post oak tree found for corner, said 18-in. post oak tree marking the south corner of the F. H. Davis Survey, A-1288, and the now or formerly Navasota Club of 838 acres;

THENCE along a fence line marking the south-westerly line of the aforementioned F. H. Davis Survey, A-1288, and the 838 acres tract for the following calls:

N 30°36'14" W for a distance of 848.77 feet to a 4-in. cedar post found for angle point;

N 30°08'35" W for a distance of 830.48 feet to a point for corner, said point marking the north corner of Tract B of 301.600 acres, said point also marking

SPENCER J. BUCHANAN AND ASSOCIATES, INC.
COURT REPORTERS

Exhibit "A-1"

Senator Ranch, Inc.
384.293 Acres Tract A
Page Two

the PLACE OF BEGINNING of the herein
described tract;

THENCE continuing along the aforementioned
fenceline marking the southeasterly line of the
F. N. Davis Survey, A-1286, and the 639 acres tract
for the following calls:

N 30°06'33" W for a distance of 812.04
feet to an 8-in. elm tree found for angle
point;

N 30°26'10" W for a distance of 577.16
feet to a 3-in. cedar post found for angle
point;

N 30°18'23" W for a distance of 739.49
feet to a 3-in. cedar post found for angle
point;

N 28°58'17" W at a distance of 234.89
feet to the southeasterly line of the
Jess Maria Viasca Survey, A-30, for a
total distance of 349.34 feet to a 14-
in. pecan tree found for angle point;

N 16°24'16" W for a distance of 25.14
feet to a 14-in. elm tree found for corner,
said 14-in. elm tree marking a point on
the southeasterly line of the now or formerly
H. H. Doolson 301 acres tract, said 14-
in. elm tree also marking the northwesterly
corner of the aforementioned 639 acres
tract;

THENCE along a fenceline marking the afore-
mentioned southeasterly line of the aforementioned
301 acres tract for the following calls:

S 59°49'35" W for a distance of 101.35
feet to a 12-in. crescent post found for
angle point;

S 54°49'50" W for a distance of 287.18
feet to a 10-in. post oak tree found for
angle point;

S 52°37'57" W for a distance of 43.53
feet to a 12-in. pecan tree found for
angle point;

SPENCER J. SUGARMAN AND ASSOCIATES INC.
COURT REPORTERS

Exhibit "A-1"

Senator Ranch, Inc.
324.393 Acres Tract A
Page Three

S 54°21'44" W for a distance of 89.53 feet to a 12-in. elm tree found for angle point;

S 82°53'15" W for a distance of 149.01 feet to a 12-in. ash tree found for angle point;

S 48°11'32" W for a distance of 85.50 feet to a 2-in. pecan tree for angle point;

S 42°22'45" W for a distance of 135.18 feet to an 8-in. ash tree found for angle point;

S 43°37'09" W for a distance of 92.92 feet to a 36-in. pin oak tree found for angle point;

S 83°31'29" W for a distance of 80.80 feet to a 12-in. mulberry tree found for angle point;

S 22°19'22" W for a distance of 191.13 feet to a 14-in. elm tree found for angle point marking a point on the southeasterly line of the aforementioned Jose Maria Viesca Survey, A-30;

THENCE continuing along said fence line marking the aforementioned southeasterly line of the Jose Viesca Survey, A-30, and the 302 acres tract for the following call:

S 57°14'29" W for a distance of 489.07 feet to a 3-in. cedar post found for angle point;

S 58°24'18" W for a distance of 769.46 feet to a concrete found for angle point;

S 57°10'51" W for a distance of 146.87 feet to a 10-in. post found for angle point;

S 98°03'39" W for a distance of 3,268.07 feet to a 4-in. cedar post found for angle point;

S 68°23'45" W for a distance of 612.20 feet to a 4" x 4" concrete monument found

SPENCER J. CROCKFORD AND ASSOCIATES, P.C.
CORPORATE ATTORNEYS

Exhibit "A-1"

Scraper Ranch, Inc.
324.293 Acres Tract A
Page Four

for corner on the high bank of the Navasota
River;

of the TRANCE along the aforementioned high bank
Navasota River for the following calls:

S 01°58'01" E for a distance of 108.86
feet;

S 09°52'04" W for a distance of 122.23
feet;

S 00°04'08" E for a distance of 96.61
feet.

E 01°58'03" W for a distance of 127.22
feet;

S 00°06'28" E for a distance of 214.27
feet;

S 08°38'04" E for a distance of 133.64
feet;

S 15°18'20" E for a distance of 103.63
feet;

S 33°30'48" E for a distance of 161.76
feet;

S 43°52'35" E for a distance of 41.93
feet;

S 65°59'47" E for a distance of 61.63
feet;

N 14°25'02" E for a distance of 122.17
feet;

N 03°32'16" E for a distance of 209.73
feet;

N 47°43'58" E for a distance of 210.17
feet;

N 88°32'05" E for a distance of 100.83
feet;

S 84°17'55" E for a distance of 133.67
feet;

SPENCER A. DUCHAMEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

Exhibit "A-1"

Senator Ranch, Inc.
324.293 Acres Tract A
Page Five

S 63°10'37" E for a distance of 43.11 feet;

S 40°33'14" E for a distance of 329.34 feet;

S 90°48'01" E for a distance of 167.20 feet;

S 70°13'45" E for a distance of 234.57 feet;

N 85°02'09" E for a distance of 92.98 feet;

N 63°10'18" E for a distance of 150.35 feet;

N 74°49'55" E for a distance of 162.63 feet;

N 35°09'53" E for a distance of 96.69 feet;

S 68°53'22" E for a distance of 165.45 feet;

S 65°17'52" E for a distance of 137.69 feet;

S 40°57'30" E for a distance of 30.93 feet to a point for corner, said point marking the west corner of the aforementioned Tract B;

THENCE N 61°18'47" E along the northwesterly line of the aforementioned Tract B for a distance of 5,393.13 feet to the PLACE OF BEGINNING containing 324.293 acres of land, more or less.



Prepared under my supervision in June 1983.

By: *Cecil J. Burkhardt*
Cecil J. Burkhardt
R.P.S. No. 2715

SPENCER J. BUCHANAN AND ASSOCIATES, INC.
COURT REPORTERS

Exhibit "A-1"

SENATOR RANCH, INC.
301.000 ACRES TRACT B
PART OF THE S.A. & M.O.R.R. SURVEY, A-838
PART OF THE G. L. HERGEN SURVEY, A-1077
LEON COUNTY, TEXAS

Field notes of a 301.000 acres tract or parcel of land lying and being situated in part of the S.A. & M.O.R.R. Survey, A-838 of 608.691 acres called Tract 1 of 581 acres in the Deed recorded in Volume 377, Page 384 of the Deed Records of Leon County, Texas, and part of the G. L. Hergen Survey, A-1077, of 32.871 acres called Tract 2 of 53 acres recorded in the said Volume 377, Page 384 of the Deed Records of Leon County, Texas:

BEGINNING at a 16-in. creosote post marking the northwesterly corner of the Nicholas Copeland Survey, A-169, and the now or formerly Navasota Club of 178 acres;

THENCE along a fence marking the northwesterly line of the aforementioned Nicholas Copeland Survey, A-169, and the 178 acres tract for the following calls:

N 60°12'28" E for a distance of 1,043.78 feet to an 16-in. post oak tree found for angle point.

N 62°00'41" E for a distance of 97.83 feet to an 16-in. post oak tree found for angle point.

N 88°58'36" E for a distance of 121.62 feet to an 16-in. post oak tree found for corner, said 16-in. post oak tree marking the south corner of the F. H. Davis Survey, A-1286, and the now or formerly Navasota Club of 659 acres;

THENCE along a fence line marking the southwesterly line of the aforementioned F. H. Davis Survey, A-1286, and the 659 acres tract for the following calls:

N 30°38'12" W for a distance of 849.77 feet to a 4-in. cedar post found for angle point;

N 30°08'39" W for a distance of 330.48 feet to a point for corner, said point marking the east corner of Tract A of 324.283 acres;

SPENCER J. BUSHMAN AND ASSOCIATES, P.C.
CONSULTING ENGINEERS

Exhibit "B"

Senator Ranch, Inc.
301.000 Acres Tract B
Page Two

THENCE S 61°15'47" W along the south-easterly line of the aforementioned Tract A for a distance of 8,383.13 feet to a point for corner at an angle point of the high bank of the Navasota River, said point marking the south corner of said Tract A;

THENCE along the aforementioned high bank of the Navasota River for the following calls:

S 81°46'37" E for a distance of 208.01 feet;

S 97°03'22" E for a distance of 162.27 feet;

S 88°34'28" E for a distance of 148.01 feet;

S 93°28'36" E for a distance of 160.16 feet;

S 78°39'32" E for a distance of 79.75 feet;

N 76°25'57" E for a distance of 408.69 feet;

S 88°49'47" E for a distance of 334.81 feet;

S 60°46'25" E across Bull Hole Creek for a distance of 277.82 feet;

S 13°28'04" E for a distance of 94.13 feet;

S 88°02'02" E across the old Navasota River bed for a distance of 201.92 feet;

S 25°57'49" E for a distance of 69.13 feet;

S 08°57'25" E for a distance of 69.68 feet;

SPENCER J. BUCHANAN AND ASSOCIATES, INC.
CORPORATED (MO-028)

Exhibit "B"

Senator Ranch, Inc.
391.000 Acres Tract B
Page Three

S 18°14'46" W for a distance of 42.81
feet;

S 35°33'02" W for a distance of 87.78
feet;

S 12°34'10" W for a distance of 96.56
feet;

S 02°25'53" E for a distance of 51.18
feet;

S 22°15'39" E for a distance of 104.06
feet;

E 23°08'06" E for a distance of 78.78
feet;

S 37°24'47" E for a distance of 112.88
feet;

S 65°01'39" E for a distance of 96.19
feet;

S 62°17'15" E for a distance of 63.02
feet;

S 23°36'54" E for a distance of 99.01
feet;

S 40°17'59" E across the old Navasota
River bed for a distance of 212.38 feet;

S 33°32'56" E for a distance of 214.78
feet;

S 18°02'11" E for a distance of 189.48
feet;

S 01°32'55" W for a distance of 128.34
feet;

S 12°13'20" W for a distance of 278.73
feet;

S 23°19'17" W for a distance of 106.80
feet;

S 08°01'29" W for a distance of 87.48
feet to a 4" x 4" concrete monument found

SPENCER J. CUSHMAN AND ASSOCIATES, INC.
CONVAY, ARIZONA

Exhibit "B"

Senator Ranch, Inc.
301.000 Acres Tract B
Page Four

for corner on the aforementioned high bank of the Navasota River, said concrete monument marking the northwesterly corner of the Antonio Ballo Survey, A-1066;

THENCE N 61°23'13" E along the northwesterly line of the aforementioned Antonio Ballo Survey, A-1066, for a distance of 2,239.50 feet to a 4" x 4" concrete monument found for corner, a found iron rod bears S 61°13'16" W at a distance of 3.33 feet, said concrete monument marking the northwest corner of the aforementioned Antonio Ballo Survey, A-1066, and the west corner of the G. L. Hobgan Survey, A-1077;

THENCE S 26°11'40" E along the common line of the aforementioned Antonio Ballo Survey, A-1066, and the G. L. Hobgan Survey, A-1077, for a distance of 886.13 feet to a point for corner, said point marking the west corner of Tract C of 16.500 acres;

THENCE N 60°42'27" E along the northwesterly line of the aforementioned Tract C for a distance of 1,194.48 feet to a point for corner in a fence line marking the southwesterly line of the aforementioned Nicholas Copeland Survey, A-169, and the now or formerly Ralph A. Johnson 602.5 acres tract, said point also marking the north corner of said Tract C;

THENCE N 28°36'41" W along a fence line marking the common line between the aforementioned G. L. Hobgan Survey, A-1077, and the Nicholas Copeland Survey, A-169, for a distance of 694.93 feet to a 4" x 4" concrete monument found for angle point, said concrete monument marking the north corner of the said G. L. Hobgan Survey, A-1077, and a point on the southwesterly line of the aforementioned now or formerly Ralph A. Johnson 602.5 acres tract;

THENCE along a fence line marking the aforementioned southwesterly line of the Nicholas Copeland Survey, A-169, and the 602.5 acres tract, and also the aforementioned now or formerly Navasota Club 176 acres tract for the following call:

N 29°24'20" W for a distance of 1,104.67 feet to a 3-in. cedar post found for angle point;

SPENCER J. BUSHNELL AND ASSOCIATES, P.C.
CORPORATE ATTORNEYS

Exhibit "B"

Senator Ranch, Inc.
301.000 Acres Tract B
Page Five

N 29°46'48" W for a distance of 1,141.14
feet to the PLACE OF BEGINNING containing
301.000 acres of land, more or less.



Prepared under my super-
vision in June 1983.

By: *Edsel W. Burkhardt*
Edsel W. Burkhardt
R.P.S. No. 2715

SPENCER J. BUCHANAN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

Exhibit "B"

SENATOR RANCH, INC:
16,500 ACRES TRACT C
PART OF THE G. L. HEBGEN SURVEY, A-1077
LEON COUNTY, TEXAS

Field notes of a 16,500 acres tract or parcel of land lying and being situated in part of the G. L. Hebgan Survey, A-1077, of 32,971 acres called Tract 2 of 33 acres recorded in Volume 377, Page 364 of the Deed Records of Leon County, Texas;

BEGINNING at a 16-in. crosscut post marking the northwesterly corner of the Nicholas Copeland Survey, A-169, and the now or formerly Navasota Club of 178 acres, said 16-in. crosscut post also marking an inside all corner of the S. A. and M. G. R. R. Survey, A-938;

THENCE along a fence line marking the common line of the aforementioned S. A. and M. G. R. R. Survey, A-938, and the Nicholas Copeland Survey, A-169, also the Navasota Club of 178 acres for the following calls:

S 29°46'45" E for a distance of 1,141.14 feet to a 3-in. cedar post found for angle point.

S 29°24'20" E for a distance of 1,104.07 feet to a 4" x 4" concrete monument found for angle point, said concrete monument marking the eastmost corner of the aforementioned S. A. and M. G. R. R. Survey, A-938, and the north corner of the aforementioned G. L. Hebgan Survey, A-1077;

THENCE S 26°36'41" E along a fence line marking the common line between the aforementioned G. L. Hebgan Survey, A-1077 and the aforementioned Nicholas Copeland Survey, A-169, also the now or formerly Ralph A. Johnson 602.5 acres tract for a distance of 594.93 feet to a point for corner, said point marking the eastmost corner of Tract B of 301,000 acres, said point also marking the PLACE OF BEGINNING of the herein described tract;

THENCE S 60°42'27" W along the southeasterly line of the aforementioned Tract B for a distance of 1,194.43 feet to a point for corner in a north-easterly line of the Antonio Belle Survey, A-1688, said point also marking a southerly corner of said Tract B;

SPENCER J. BUCHANAN AND ASSOCIATES, INC.
CERTIFIED SURVEYORS

Exhibit "C"

Senator Ranch, Inc.
18,800 Acres Tract C
Page Two

THENCE S 29°11'40" E along the aforementioned northeasterly line of the Antonio Balle Survey, A-1088, for a distance of 603.30 feet to a 4" x 4" concrete monument found for corner, said concrete monument marking the south corner of the said G. L. Hobgen Survey, A-1077, and an inside oil corner of the said Antonio Balle Survey, A-1066;

THENCE N 60°42'27" E along the common line of the aforementioned Antonio Balle Survey, A-1066, and the G. L. Hobgen Survey, A-1077, for a distance of 1,188.31 feet to a 4" x 4" concrete monument found for corner in a fence line marking the southwesterly line of the aforementioned Nicholas Copeland Survey, A-169, and the now or formerly Ralph A. Johnson 602.5 acres tract, said concrete monument also marking the east corner of the said G. L. Hobgen Survey, A-1077, and a corner of the said Antonio Balle Survey, A-1066;

THENCE N 28°38'41" W along a fence line marking the common line between the aforementioned G. L. Hobgen Survey, A-1077, and the Nicholas Copeland Survey, A-169, for a distance of 603.34 feet to the PLACE OF BEGINNING containing 16,800 acres of land, more or less.



Prepared under my supervision in June 1923.

By: *Basal G. Burkhardt*
Basal G. Burkhardt
R.P.S. No. 2718

SPENCER & BUCHANAN AND ASSOCIATES, INC.
REGISTERED SURVEYORS

Exhibit "C"