

FILED FOR RECORD
ROCKWALL CO. TEXAS

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JENNIFER FOGG
ROCKWALL COUNTY CLERK
BY  DEPUTY

Notice of Foreclosure Sale

Date: March 7, 2025

Substitute Trustee: Michael Roth

Mortgagee: Homebank Texas

Note: Note dated June 24, 2021 in the amount of \$2,000,000.00

Deed of Trust

Date: June 24, 2021

Grantor: Epic Rockwall Ventures, LLC

Trustee: Christopher M. Prater

Mortgagee: Homebank Texas

Recording information: Instrument No. 20210000017168, Official Records
of Real Property, Rockwall County, Texas

Property: See Exhibit "A" attached hereto for all purposes

County: Rockwall County, Texas

Trustee's/Substitute Trustee's Name: Michael Roth

Trustee's/Substitute Trustee's Address: Michael C. Roth & Associates, PLLC
300 E. Davis Street, # 186
McKinney, TX 75069

Date of Sale (first Tuesday of month): April 1, 2025

Time of Sale: 10:00 am

Place of Sale: Rockwall County, Texas at the following location: THE AREA
IMMEDIATELY OUTSIDE ON THE FRONT STEPS OF THE
ROCKWALL COUNTY COURTHOUSE, LOCATED AT 1111
YELLOWJACKET LANE in Rockwall, Rockwall County, Texas, or as
designated by the County Commissioner's Court.

Mortgagee has appointed Michael Roth as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward

the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee 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 DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

"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."



Michael Roth, Substitute Trustee

Exhibit A
LEGAL DESCRIPTION

Being a 7.389 acre tract of land situated in the City of Rockwall, Rockwall County, Texas and being part of the W. W. Ford Survey, Abstract No. 80 to and being all of Tract 1 - Doc# 20140000008431, Tract 2 Doc#-20140000008432 and a called 2.0 acre tract of land recorded in Doc# 20140000008464 of the Public Records of Rockwall, County Texas and being Lot 17-1, Lot 17 and part of Lot 16 of Rainbo Acres, per plat recorded in Cabinet A, Slide 20, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

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BEGINNING at a capped iron found for the northwest corner of said Lot 17-1 and also being the southwest corner of Rainbo Acres, Lot 18 per Plat recorded in Cabinet A, Slide 20, Plat Records, Rockwall County, Texas;

THENCE along the common line of said Lot 17-1 & Lot 17 and said Lot 18, **NORTH 89°48'58" EAST** a distance of **838.90** feet to a capped iron rod found for corner and being located in the west line of a 131.39 acre tract of land to Wallace Land Partners, LP per deed recorded in Volume 2017, Page 78-100, Deed Records, Rockwall County, Texas;

THENCE along the common line of said Lot 17 & part of Lot 16 and said 131.39 acre tract, **SOUTH 00°12'50" EAST** a distance of **254.28** feet to a capped iron rod found for corner;

THENCE SOUTH 00°02'49" EAST a distance of **129.78** feet to a capped iron rod found for corner and being the northeast corner of Rainbo Acres, Tracts 22 & 23, Per Plat recorded in Cabinet J, Slide 249, Plat Records, Rockwall County, Texas;

THENCE along the common line of said part of Lot 16 and said Tracts 22 & 23, **NORTH 88°43'02" WEST** a distance of **568.57** feet to a ½ inch iron rod found for corner;

THENCE continuing along the common line of said part of Lot 16 and Tracts 22 & 23, **NORTH 84°38'38" WEST** a distance of **335.97** feet to a PK-Nail found for corner and being located in the east line of Ranch Trail (50' Wide);
THENCE along the east line of said Ranch Trail as follows:

NORTH 12°57'01" EAST a distance of **61.81** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

NORTH 85°33'20" WEST a distance of **5.04** feet to a ½ inch iron rod stamped "OWENS 5387" set for corner;

NORTH 11°04'29" EAST a distance of **281.90** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **7.389** acre or **321,847** square feet of land more or less.