

FILED FOR RECORD
ROCKWALL CO, TEXAS

2025 MAY -9 AM 11:55

JENNIFER FOGG
ROCKWALL COUNTY CLERK
DEPUTY

Notice pursuant to Section 51.002, Texas Property Code:
"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving 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."

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date of Posting: May 9, 2025

Deed of Trust:

Date: July 26, 2024

Grantor: Ajak Realty LLC, a Texas limited liability company

Beneficiary: First National Bank of Burleson

Original Trustee: James H. Easter, Jr.

Substitute Trustees: H. Brandon Jones and John T. Wilson IV; 420 Throckmorton, Suite 1000, Fort Worth, Texas 76102

Recorded: 20240000013282, Real Property Records, Rockwall County, Texas

Property: The property, including all improvements thereon, is a tract more particularly described in Exhibit A.

Secured Debt:

The Promissory Note, dated July 26, 2024, executed by Ajak Realty LLC as Borrower, payable to the order of First National Bank of Burleson, in the original principal amount of \$1,015,000.00, plus any and all costs, fees, expenses, accrued interest, or charges owed thereunder or under the Deed of Trust; as well as all Indebtedness owed by Ajak Realty LLC to First National Bank of Burleson.

Holder of Secured Debt:

First National Bank of Burleson

Date of Sale of Property:

June 3, 2025

Earliest Time of Sale of Property:

1:00 P.M. or not later than three (3) hours after that time (4:00 P.M.)

Place of Sale of Property:

The area immediately outside the front steps of the Rockwall County Courthouse, located at 1111 Yellowjacket Ln, Rockwall, Texas 75087, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Default has occurred under the terms of the Deed of Trust and the Secured Debt secured by the Deed of Trust is wholly due and payable. Notice of default and demand has been made on Borrower under the Note and Deed of Trust, and Borrower failed to cure the default. Pursuant paragraph (c) of the Note and paragraph 7.1.3 of the Deed of Trust to the debt secured by the Deed of Trust has been accelerated. Holder has requested Substitute Trustee to sell the Property covered by the Deed of Trust pursuant to the power of sale granted in the Deed of Trust.

NOTICE IS HEREBY GIVEN that the Substitute Trustee intends to sell the Property at public auction to the highest bidder for cash at the place, on the date and at the time specified above.

Those desiring to purchase the Property will need to demonstrate to the Substitute Trustee their ability to pay their bid in cash via wire transfer (funds capable of being verified or certified by the Substitute Trustee, at the sole discretion of the Substitute Trustee) without delay if their bid is accepted. The purchase price is due and payable without delay on acceptance of the bid or within such reasonable time (not less than 1 hour from the closing of the auction) as may be agreed upon by the purchaser and the Substitute Trustee, at the Substitute Trustee's sole discretion. Provided, the Substitute Trustee shall not be obligated to file or deliver a Substitute Trustee's Deed to the purchaser until the purchase funds are confirmed, fully paid, and settled – which may take up to 7 days. The Beneficiary reserves the right to credit bid the debt owed to the Beneficiary via the Secured Debt and any other debt owed to the Beneficiary that is secured by the Property.

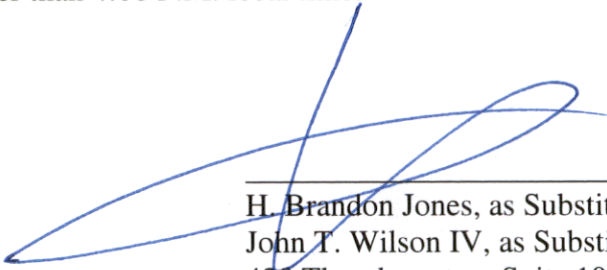
The foreclosure sale / substitute trustee's sale will be made expressly subject to all governmental and regulatory restrictions, if any, including zoning requirements, prior liens and encumbrances, restrictions, and other exceptions to title that are recorded in the public records and the real property records of Rockwall County, Texas or otherwise known by purchaser. Prospective bidders are strongly urged to examine the applicable property records and public records to determine the nature and extent of such matters, if any. Any purchaser of the Property at this foreclosure sale (i) acquires the Property "as is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk; and (ii) is not a consumer.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale noticed herein. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal

property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, 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 OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.



H. Brandon Jones, as Substitute Trustee
John T. Wilson IV, as Substitute Trustee
420 Throckmorton, Suite 1000
Fort Worth, Texas 76102
(817) 405-6914

Name and Address of Sender of this Notice:

First National Bank of Burleson, 899 N.E. Alsbury Blvd., P.O. Box 699, Burleson, Texas 76097.

Counsel seeking injunctive relief to prevent the foreclosure should notify H. Brandon Jones via email Brandon@bondsellis.com and phone at 817-405-6914 of such counsel's intention to file a lawsuit seeking injunctive relief to prevent the foreclosure. An attorney with Bonds Ellis Eppich Schafer Jones LLP, will be available to attend a hearing before the Court or by telephone on any application for injunctive relief.

EXHIBIT A

All that certain lot, tract or parcel of land situated in the B.J. T. LEWIS SURVEY, ABSTRACT NO. 225, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed from Raymond B. Cameron and Elizabeth Cameron to Donald Richard Whitford, dated May 15, 1972 and being recorded in Volume 102, Page 686 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of State Highway 205, Goliad Street and being at the west corner of said Whitford tract and the south corner of Lot 2A, Block A, Replat of Lofland Industrial Park, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 63 of the Plat Records of Rockwall County, Texas;

THENCE N. 44 deg. 52 min. 20 sec. E. along the southeast boundary of said Lot 2A, a distance of 208.34 feet to an "X" chiseled in concrete drainage flume for corner at the south most west corner of Lot 1, Block A, Alders at Rockwall, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Document no. 20190000010606 of the Plat Records of Rockwall County, Texas;

THENCE S. 44 deg. 03 min. 31 sec. E. along said Lot 1, Block A, a distance of 99.90 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 50 min. 43 sec. W. a distance of 208.44 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of Goliad Street;

THENCE N. 44 deg. 00 min. 20 sec. W. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.48 acres of land.