

NOTICE OF TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE 2025 MAY 12 PM 2: 53

ACTIVE MILITARY SERVICE NOTICE: JENNIFER FOGG
ROCKWALL COUNTY CLERK

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.

WHEREAS, on October 19, 2022, **A-AFFORDABLE BOAT, RV & MINI STORAGE – ROCKWALL, LLC**, a Texas limited liability company ("*Grantor*") executed: (a) that certain **DEED OF TRUST** which is recorded as **INSTRUMENT NO. 20220000023090** of the real property records of Rockwall County, Texas ("*Deed of Trust No. 20220000023090*"), and (b) that certain **DEED OF TRUST** which is recorded as **INSTRUMENT NO. 20220000023101** of the real property records of Rockwall County, Texas ("*Deed of Trust No. 20220000023101*" and together with Deed of Trust No. 20220000023090 collectively, the "*Deeds of Trust*"), each of which conveyed to the trustee named therein the property in Rockwall County, Texas described on Exhibit A attached hereto and made part hereof for all purposes, together with any and all other property described in the Deed of Trust and not previously released of record, including, but not limited to, any and all personal property, fixtures, improvements and appurtenances described therein (collectively, the "*Property*"), which presently secures **B1BANK**, a Louisiana banking corporation ("*Lender*") in the payment of, among other things: (a) that certain **PROMISSORY NOTE** in the original principal amount of **\$2,560,000.00**; and (b) that certain **PROMISSORY NOTE** in the original principal amount of **\$2,160,000.00**, each executed by **A-AFFORDABLE BOAT, RV & MINI STORAGE – ROCKWALL, LLC** ("*Debtor*") and payable to the order of Lender, and all other indebtedness of Debtor to Lender (collectively, the "*Indebtedness*"); and

WHEREAS, Lender is the present holder of the Notes and beneficiary of the Deeds of Trust; and

WHEREAS, default has occurred in the payment of the Indebtedness, the Indebtedness is wholly due, and Lender has requested the undersigned, as Substitute Trustee, to sell the Property toward satisfaction of the Indebtedness;

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 3, 2025**, Substitute Trustee will sell the Property at public auction at **1111 Yellowjacket Lane, Rockwall, TX 75087**, or at such other place as may be designated by the Commissioners Court of Rockwall County, Texas pursuant to Section 51.002 of the Texas Property Code, 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. The earliest time the sale will occur is at **1:00 p.m.**, and the sale will be concluded no later than three hours thereafter.

APPOINTMENT OF SUBSTITUTE TRUSTEE: Lender, pursuant to Section 51.0075 of the Texas Property Code and the power to do so contained in each Deed of Trust, does hereby remove the present trustee or successor trustee under such Deed of Trust and does hereby name,

constitute and appoint **Jeffrey B. Lane, Steven S. Camp, Herschel Bowens, and Reagan Hovey** as successor trustee (the "Substitute Trustee"), each empowered to act independently, in place and in the stead of the present trustee or successor trustee, effective May 12, 2025. The address for Successor Trustee is:

Husch Blackwell LLP
1900 N. Pearl Street, Suite 1800
Dallas, TX 75201

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE AUTHORIZED AGENT OF THE MORTGAGEE.

By: _____

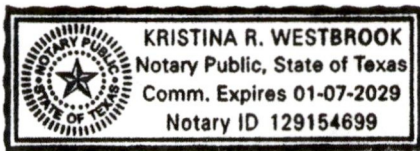
Name: Christopher Shaw

Title: SVP, Managing Director – Dallas
2401 Cedar Springs Road, Suite 420
Dallas, TX 75201

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on May 9, 2025, by Christopher Shaw, the SVP and Managing Director – Dallas for B1BANK, a Louisiana banking corporation, on behalf of said bank.

[Seal]



Kristina Westbrook
Notary Public, State of Texas

EXHIBIT A
Legal Description

BEING A 14.97 ACRE TRACT OF LAND SITUATED IN THE JEREMIAH R. MARRS SURVEY, ABSTRACT NUMBER 152, ROCKWALL COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO A-AFFORDABLE BOAT, RV & MINI STORAGE – ROCKWALL, LLC, AS RECORDED UNDER INSTRUMENT NUMBER 20200000028757 OF THE OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A CAP STAMPED "DCA INC" FOUND IN THE WEST LINE OF F.M. HIGHWAY 549, AN 80 FOOT RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF SAID 14.97 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF LOT 6 OF SILVERTON BUSINESS CENTER, AN ADDITION TO ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 347 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, SAID 5/8" IRON ROD BEING CALLED THE POINT OF BEGINNING, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GRID COORDINATE OF N:7016257.80, E:2631357.70 FEET FOR REFERENCE;

THENCE FROM SAID POINT OF BEGINNING, WITH THE WEST LINE OF F.M. HIGHWAY 548, S 00°58'52" W, A DISTANCE OF 84.80 FEET TO A 5/8" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 613.69 FEET, CENTRAL ANGLE OF 29°27'50", CHORD BEARING OF S 13°44'10" E AND A CHORD DISTANCE OF 312.12 FEET FOR REFERENCE;

THENCE. ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 315.59 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 14.97 ACRE TRACT;

THENCE, DEPARTING THE WEST LINE OF F.M. HIGH 548, S 44°27'25" W, PASSING A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 5035" FOUND AT A DISTANCE OF 813.54 FEET AND CONTINUING IN ALL A DISTANCE OF 1076.24 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, S 42°34'28" W, A DISTANCE OF 102.03 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 14.97 ACRE TRACT;

THENCE, N 01°17'44" W, A DISTANCE OF 1208.53 FEET TO A 1/2" IRON ROD WITH AN ILLEGIBLE CAP FOUND FOR THE NORTHWEST CORNER OF SAID 14.97 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, SILVERTON BUSINESS CENTER;

THENCE, N 68°11'50" E, A DISTANCE OF 779.25 FEET THE POINT OF BEGINNING, CONTAINING 14.97 ACRES OR 652.050 SQUARE FEET OF LAND, MORE OR LESS.