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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF ROCKWALL

Date: March 11, 2021

Borrower: ES Holdings Trust Date January 3, 2017

Borrower's Address: ES Holdings Trust Date January 3, 2017  
1 Harborview Drive  
Rockwall, Texas 75032

Holder: SSA NE Assets LLC

Holder's Address: 150 Great Neck Road, Suite 102  
Great Neck, New York 11021

Substitute Trustee: James L. Hollerbach, Jennifer Nicole Gallaway, Ryan L. Lorenz,  
Randy Daniel, Cindy Daniel, Jim O'Bryant, and each of them  
acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Assignment of Rents and Security Agreement

Date: May 24, 2019

Grantor: ES Holdings Trust Date January 3, 2017

Lender: Housemax Funding, LLC

Trustee: Brett M. Shanks

FILED FOR RECORD  
ROCKWALL CO. TEXAS  
21 MAR 11 PM 1:15  
JENNIFER FOGG  
ROCKWALL COUNTY CLERK  
BY [Signature] DEPUTY



Secures: Note, dated as of May 24, 2019 (the "Note"), executed by Grantor, payable to Lender, in the original stated principal amount of Two Million Three Hundred Ninety-Nine Thousand and 00/100 (\$2,399,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Rockwall County, Texas (the "Records") as Document Number 20190000008327.

Assignment from Toorak to Holder: Evidenced by that certain Assignment of Deed of Trust dated December 28, 2020 and recorded in the Records as Document Number 20210000000787.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, April 6, 2021

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 12:00 p.m., and the sale will begin within three hours thereafter.

Place of Sale: 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 Office.

Holder has appointed James L. Hollerbach, Jennifer Nicole Gallaway, Ryan L. Lorenz, Randy Daniel, Cindy Daniel, Jim O'Bryant, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.



The Deed of Trust encumbers 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 Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. 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 evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his 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.

[signature on following page]



Randy Daniel, Substitute Trustee

After recording return to:

Savanna Barlow  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201



**EXHIBIT A**

LOT 6, BLOCK A, SHORES AT CEDAR GLEN, AN ADDITION TO THE CITY OF HEATH,  
ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H,  
SLIDE 207, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.