

FILE FOR RECORD
CLERK OF COUNTY CLERK
HUNT COUNTY TEXAS
19 JUN 19 AM 9:58
DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

The real property more particularly described on Exhibit A attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, July 2, 2019**

Time: The sale shall begin no earlier than **1:00pm**, or no later than three hours thereafter. The sale shall be completed by no later than **4:00pm**.

Place: **The sale will take place at the Hunt County Courthouse at the place designated by the Hunt County Commissioner's Court.**

The Deed of Trust (hereinafter described) permits the Lender (hereinafter described) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust (herein so called) executed by Ridge Park Development, Ltd., a Texas limited partnership ("Grantor"), for the benefit of Justin State Bank ("Lender"), covering the property described above. The Deed of Trust is dated on or about even date with the Note, and is recorded under Instrument number 2018-04881, of the Official Public Records of Hunt County, Texas.

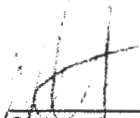
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on that promissory note (the "Note") dated on or about March 30, 2018, in the original principal amount of \$2,500,000.00, executed by Silver Bay Group, LLC, a Texas limited liability company, and payable to the order of Lender, and all renewals, modifications and extensions of the note. Lender is the current owner and holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Lender:

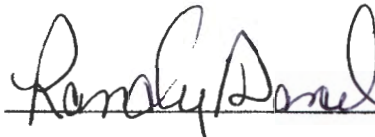
Justin State Bank
Attn: Ben Rathjen
PO Box 97
412 South Highway 156
Justin, Texas 76247
Phone: 940-628-2753
Fax: 940-648-2757

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

DATED: June 10, 2019.



Sharon Jett, Substitute Trustee
Higier Allen & Lautin, P.C.
2711 North Haskell Avenue, Suite 2400
Dallas, Texas 75204
Telephone: (972) 371-2482
Fax: (972) 770-7842



Randy Daniel, Substitute Trustee

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE SUBSTITUTE TRUSTEE AT 972-770-7842 (FAX), NOTE THE SUBSTITUTE TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE TRUSTEE AT 972-371-2482 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR COOPERATION.*****

Exhibit A - Legal Description

TRACT ONE:

BEING all that certain tract or parcel of land in the JAMES RHODES SURVEY, A-872, Hunt County, Texas and being a part of that called 75.72 acre tract as conveyed from Leon Baldwin to the Leon Baldwin Living Trust, as executed the 13 day of July, 2004, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southeast corner of said 75.72 acre tract;

THENCE S 89° 22' 36" W, along the South line of said tract, a distance of 1785.94 feet to a 1/2" iron rod set for corner in the east R.O.W. of F.M. 35;

THENCE N 0° 38' 58" W, along the east R.O.W. of F.M. 35, a distance of 355.15 feet to a 1/2" iron rod set for corner, said point being the beginning of a non-tangent curve to right, having a central angle of 1° 58' 41", a radius of 13648.647 feet and a chord bearing and distance of N 0° 47' 00" E; 471.18 feet;

THENCE with said curve and R.O.W., an arc length of 471.20 feet a 1/2" iron rod found for corner;

THENCE N 1° 19' 43" E, continuing along the east R.O.W. of F.M. 35, a distance of 104.27 feet to a 1/2" iron rod set for corner;

THENCE S 89° 51' 15" E, a distance of 1765.95 feet to a 1/2" iron rod set for corner;

THENCE S 0° 57' 06" E, along the east line of said tract, a distance of 906.71 feet to the POINT OF BEGINNING and containing 37.531 acres of land, more or less.

TRACT TWO:

BEING all that certain tract or parcel of land in the JAMES RHODES SURVEY, A-872, Hunt County, Texas and being a part of that called 75.72 acre tract as conveyed from Leon Baldwin to the Leon Baldwin Living Trust, as executed on the 13th day of July, 2004, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for corner at the southeast corner of said 75.72 acre tract:

THENCE N 0° 57' 06" W, along the east line of said tract, a distance of 906.71 feet to a 1/2" iron rod set for corner and the POINT OF BEGINNING;

THENCE N 89° 51' 15" W, a distance of 1765.95 feet to a 1/2" iron rod set for corner in the east R.O.W. of F.M. 35;

THENCE N 1° 19' 43" E, along the east R.O.W. of F.M. 35, a distance of 930.63 feet to 1/2" iron rod found for corner at the northwest corner of said tract;

THENCE N 89° 48' 00" E, along the north line of said tract, a distance of 1728.74 feet to an iron spike found for corner at the northeast corner of said tract;

THENCE S 0° 57' 06" E, along the east line of said tract, a distance of 941.03 feet to the POINT OF BEGINNING and containing 37.531 acres of land, more or less.

TRACT THREE:

BEING all that certain tract or parcel of land in the JAMES RHODES SURVEY A-872, Hunt County, Texas, and being all that tract as conveyed from Gordon Cornelius, et ux to Albert B. Fenton and Janey B. Fenton, as recorded in Volume 634, Page 219, of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a wood fence corner post at the northwest corner of said tract, said point being in the east R.O.W. of F.M. 35 and being at the southwest corner of a 2.00 acre tract conveyed to Susan L. Dalfron as recorded in Volume 340, Page 903;

THENCE N 89° 54' 00" E, along the north line of said Fenton tract, a distance of 1703.47 feet to a 1/2" iron rod found for corner at the northeast corner of said Fenton tract;

THENCE S 0° 55' 58" E, a distance of 638.43 feet to an iron spike found for corner at the southeast corner of said Fenton tract;

THENCE S 89° 48' 00" W, along the south line of said Fenton tract, a distance of 1728.74 feet to a 1/2" iron rod set for corner in the east R.O.W. of F.M. 35;

THENCE N 1° 19' 43" E, along the east R.O.W. of F.M. 35, a distance of 841.58 feet to the POINT OF

BEGINNING and containing 25.208 acres of land, more or less.