

**NOTICE OF FORECLOSURE SALE**

2025-027  
FILED FOR RECORD  
AT 9:50 O'CLOCK A.M.

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust: SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
DEPUTY

Date: December 29, 2016

Grantor: Corsicana Water & Adventure Park, L.P.

Beneficiary: VeraBank, National Association  
(f/k/a Citizens National Bank)

Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson,  
and/or Charles E. Lauffer, Jr., and/or Lance  
Vincent

Recording Information: Deed of Trust recorded under Clerk's File No. 2016-  
00009183, in the Official Public Records of Navarro  
County, Texas.

2. Property to be Sold. The property to be sold (together, the "Property") is described as follows:

**Property One:**

All that certain lot, tract or parcel of land situated in Navarro County, Texas, being more particularly described in the Deed of Trust and on what is attached hereto as Exhibit "A" and made a part hereof for all purposes, including all right, title, interest, and privileges of Grantor appurtenant to such property in (a) streets, ways, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, parking rights and public places abutting, adjacent, used in connection with or pertaining to such real property or any of its improvements; (b) all strips or gores of real property between such property and butting or adjacent properties; (c) all water and water rights and water permits; and (d) all minerals, improvements and fixtures;

SAVE AND EXCEPT, HOWEVER, that certain 10.64 acres of land more particularly described on what is attached hereto as Exhibit "B" and in a Partial Release of Lien dated February 19, 2019, executed by Lender and recorded under Clerk's File No. 2019-00001759 in the Official Public Records of Navarro County, Texas.

**Property Two:**

The Equipment located on, affixed to, or based at the above described real property (Property One) and all other Goods located thereon and arising from or related to such real property.

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

Date: **Tuesday, April 1, 2025**

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Navarro County Courthouse in Corsicana, Texas, at the following location:

In the area of such Courthouse designated by the Navarro County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the front steps of the Navarro County Courthouse in Corsicana, Texas.

The deed of trust permits the beneficiary 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. 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 beneficiary thereunder 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 date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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 other 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.

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Corsicana Water & Adventure Park, L.P. The deed of trust is dated December 29, 2016, and is recorded in the office of the County Clerk of Navarro County, Texas, under Clerk's File No. 2016-00009183, in the Official Public Records of Navarro County, Texas. Pursuant to Texas Business and Commerce Code, §9.604 and to the extent Property Two is not a permanent improvement or fixture to Property One, this foreclosure sale shall proceed as against both Property One and Property Two in accordance with the terms and provisions in the herein described Deed of Trust and the Texas

Property Code. The trustee reserves the right to exclude all or any party of the Property, including all or any part of what is described as Property Two, from the sale at the time of the sale.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the December 29, 2016 promissory note in the original principal amount of \$1,548,150.00, executed by Corsicana Water & Adventure Park, L.P., and payable to the order of VeraBank, National Association; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). VeraBank, National Association, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, VeraBank, National Association, Attention: Jon Moore, telephone (903) 526-7300.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: March 6, 2025.



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DOUGLAS A. RITCHESON,  
Substitute Trustee  
821 ESE Loop 323, Suite 530  
Tyler, Texas 75701  
Tel: (903) 535-2900  
Fax: (903) 533-8646

## EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Navarro County, Texas, on the Jehu Peoples Survey, Abstract No. 9, and being the 24.33 acre tract conveyed to Corsicana Water and Adventure Park, LP, a Texas limited partnership by deed recorded in Instrument No. 00000973 (2013) of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8" iron rod found at the South corner of a called 24.33 acre tract, the Northeast margin of U.S. Highway 287 and the West corner of the Magliazzo Addition, Lot 1, Block 1310 recorded in Volume 7, Page 88 of the Navarro County Plat Records;

**THENCE** North 32 degrees 01 minutes 30 Seconds West 47.11 feet to a 1/2" iron rod found at the intersection of the Northeast margin of U.S. Highway 287 and the Southeast margin of Border Street as shown by plat recorded in Volume 8, Page 83 of the Navarro County Plat Records;

**THENCE** North 59 degrees 41 minutes East 411.48 feet to a 1/2" iron rod found at the East corner of Border Street and the North corner of a road easement and road dedication to be recorded at a later date;

**THENCE** North 31 degrees 55 minutes 05 seconds West 60.00 feet to a 1/2" iron rod set at the South corner of Lot 14, Block 1310 as shown by plat recorded in Volume 8, Page 103 of the Navarro County Plat Records and in the Northeast margin of Ridgeway Drive (City Ordinance 3383);

**THENCE** North 58 degrees 04 minutes 58 seconds East 225.00 feet to a 1/2" iron rod set at the East corner of Lot 14, Block 1310;

**THENCE** North 31 degrees 54 minutes 27 seconds West 125.07 feet to a 3/4" iron rod found at the North corner of Lot 14, Block 1310;

**THENCE** South 58 degrees 03 minutes 32 seconds West 224.48 feet to a 1/2" iron rod set at the West corner of Lot 14, Block 1310 and in the Northeast margin of Ridgeway Drive;

**THENCE** North 32 degrees 01 minutes 43 seconds West 316.34 feet to a 1/2" iron rod found at the intersection of the Northwest margin of Denny's Street and the Northeast margin of Ridgeway Drive in the Southeast line of a 1.480 acre Lot 13, Block 1310 as shown by plat recorded in Volume 8, Page 58 of the Navarro County Plat Records;

**THENCE** around a curve to the left having a central angle of 7 degrees 22 minutes 18 seconds, a radius of 170.00 feet, a distance of 21.87 feet (Long Chord North 39 degrees 26 minutes 02 seconds East 21.86 feet) to a 1/2" iron rod set in the Southeast line of Lot 13, Block 1310;

**THENCE** North 35 degrees 22 minutes 29 seconds East 190.00 feet to a 1/2" iron rod set at the East corner of Lot 13, Block 1310;

**THENCE** North 54 degrees 37 minutes 16 seconds West 245.00 feet to a 1/2" iron rod set at the North corner of Lot 13, Block 1310, the Southeast margin of I-45 Access Road and the Northwest line of the 24.33 acre tract;

**THENCE North 35 degrees 17 minutes 07 seconds East, along the Southeast margin of the I-45 Access Road, 707.86 feet to a 1/2" iron rod found at T Post found at the Western North corner of the called 24.33 acre tract;**

**THENCE South 51 degrees 05 minutes 03 seconds East 19.26 feet to a 1/2" iron rod set at an ell corner of the 24.33 acre tract;**

**THENCE North 41 degrees 09 minutes 13 seconds East 25.00 feet to a 1/2" iron rod set at the Eastern North corner of the 24.33 acre tract and in the Southwest margin of the B and RI Railroad right-of-way;**

**THENCE South 48 degrees 52 minutes 19 seconds East, along the Southwest margin of railroad, 1385.15 feet to a 1/2" iron rod found at the East corner of the 24.33 acre tract and the North corner of the Managed Mortgage Investment Fund tract recorded in Instrument No. 3771 (2009) of the Official Public Records of Navarro County, Texas;**

**THENCE South 65 degrees 51 minutes 19 seconds West 1614.14 feet to the place of BEGINNING and containing 24.33 acres of land.**

## EXHIBIT "B"

**SAVE AND EXCEPT: (10.64 acres)**

**All that certain lot, tract or parcel of land situated in Navarro County, Texas on the Jehu Peoples Survey, A-9 and being a part of the 24.33 acre tract conveyed to Corsicana Water and Adventure Park, LP, a Texas limited partnership by deed recorded in Instrument No. 00000973 (2013) of the Official Public Records of Navarro County, Texas and the 10.64 acre Tract 17-B as shown by replat recorded in Volume 9, Page 67 of the Navarro County Plat Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:**

**BEGINNING at a ½" iron rod found at the East corner of the 24.33 acre tract and the 10.64 acre Tract 17-B, in the Southwest margin of the B and RI Railroad right-of-way and at the North corner of the Managed Mortgage Investment Fund tract recorded in Instrument No. 3771 (2009);**

**THENCE SOUTH 65 degrees 51 minutes 19 seconds West 1238.42 feet to a ½" iron rod found for the South corner of this tract and in the Northwest line of the Starlite Hotels, LLC 2.03 acre tract, Lot 10, Block 1310 as recorded in Instrument No. 853 (2008);**

**THENCE NORTH 7 degrees 39 minutes 09 seconds West 94.80 feet to a ½" iron rod found at the South corner of Water Park Way at the East corner of Ridgeway Drive;**

**THENCE NORTH 58 degrees 04 minutes 53 seconds East 284.99 feet to a ½" iron rod found at the East corner of Water Park Way;**

**THENCE NORTH 31 degrees 54 minutes 27 seconds West 235.00 feet to a ½" iron rod set at the South corner of a 10.472 acre Tract 17-A surveyed this date;**

**THENCE through the 24.33 acre tract as follows: North 58 degrees 04 minutes 53 seconds East 325.00 feet to a ½" iron rod set, North 31 degrees 54 minutes 27 seconds West 85.00 feet to a ½" iron rod set, North 58 degrees 04 minutes 53 seconds East 115.00 feet to a ½" iron rod set at the PC of a curve, along a curve to the left having a central angle of 51 degrees 16 minutes 04 seconds, a radius of 150.00 feet, a distance of 134.22 feet (Long Chord North 3 degrees 55 minutes 24 seconds East 129.79 feet) to a ½" iron rod set, North 48 degrees 25 minutes 18 seconds West 101.65 feet to a ½" iron rod set and North 41 degrees 20 minutes 43 seconds East 171.38 feet to a ½" iron rod set in the Northeast line of the 24.33 acre tract, the East corner of the 10.472 acre Tract 17-A surveyed this date and in the Southwest margin of the B & RI Railroad right-of-way;**

**THENCE SOUTH 48 degrees 52 minutes 19 seconds East, along the Southwest margin of railroad, 863.48 feet to the place of beginning and containing 10.64 acres of land.**