

NOTICE OF TRUSTEE'S SALE

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.

Date: May 9, 2025

Substitute Trustee: R. Scott Anderson, Allison L. Grossman, Sharon St. Pierre, Harriett Fletcher, Kelly Goddard, Sherly LaMont, and/or David Garvin

Substitute Trustee's Address: 8101 Boat Club Road, Suite 320, Fort Worth, TX 76179

Mortgagee: Byline Bank, an Illinois banking corporation

Note: U.S. Small Business Administration Note, dated April 16, 2019, in the original principal amount of \$4,585,000, executed by JEMC Interests, Inc. and Splashicana-Altitude, LLC and payable to the order of Byline Bank, as such note has been amended

Deed of Trust:

Date: April 16, 2019

Grantor: Splashicana-Altitude, LLC

Mortgagee: Byline Bank

Recording Information: Document No. 00003141, filed on April 22, 2019 in the Official Public Records of Navarro County, Texas

Property: The land described on Exhibit A attached hereto together with all improvements located thereon and all other rights and property, real and person, described in the Deed of Trust.

County: Navarro County, Texas

Foreclosure Sale ("Sale"):

Date of Sale (first Tuesday of month): June 3, 2025

Time of Sale: 11:00 a.m. or within three hours thereafter

2025-052

FILED FOR RECORD
AT 2:22 O'CLOCK P M.

MAY 12 2025

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Rachel Wiley DEPUTY

Place of Sale: On the front steps of the Navarro County Courthouse, 300 West Third Avenue, in Corsicana, Texas, or, if the foregoing described area is no longer the designated area, at the area most recently designated by the Navarro County Commissioners Court.

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 Mortgagee thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust.

A contingency stated in the Deed of Trust as a condition precedent for the appointment of a Substitute Trustee occurred, and R. Scott Anderson and/or Allison L. Grossman were appointed by an Appointment of Substitute Trustee executed by Matthew Mullins, as authorized officer of Mortgagee, dated March 11, 2025, and recorded in the Official Public Records of Navarro County, Texas.

Default has occurred under the Deed of Trust and Mortgagee has requested Substitute Trustee to conduct the Sale. The Sale will be a non-judicial foreclosure of the Deed of Trust lien and security interest set forth therein. The Sale will be conducted pursuant to the power of sale granted by the Deed of Trust. 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.

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

The Sale will be made subject to all real estate taxes, penalties and interest for 2025 and all prior years. According to information obtained by Substitute Trustee, the approximate amount of taxes, interest and penalties owed for 2024 and prior years is \$1,272,213.20 as of June 3, 2025.

Persons desiring to purchase the Property must demonstrate the ability to pay cash on the day the Property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

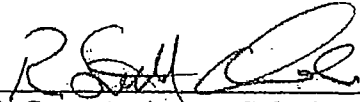
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS, WHERE IS", without warranty of any kind, express or implied, except as to the warranties (if any) provided for under the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION. WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

The Deed of Trust permits Mortgagee to postpone, withdraw, or reschedule the Sale for another day. In that case, the trustee or substitute trustee appointed pursuant to 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 re-

posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this Sale.

Notice is given that before the Sale the Mortgagee may appoint another person as Substitute Trustee to conduct the Sale.

Executed on May 9, 2025.



R. Scott Anderson, Substitute Trustee

Posted by: Sharon St. Pierre
5/12/2025 Sharon St. Pierre
Substitute Trustee

EXHIBIT A

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.

Property Address: 1701 Interstate 45 and 3100 Highway 287, Corsicana, TX 75109