

NOTICE OF SUBSTITUTE TRUSTEE **FORECLOSURE SALE**

May 12, 2025

THE STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

2025-056
FILED FOR RECORD
AT 3 O'CLOCK P.M.
MAY 13 2025

Deed of Trust, Assignment of Leases and Rents,
Security Agreement, and Fixture Filing ("Deed of Trust"):

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Dated: August 12, 2022

Grantor: Villas at Corsicana LLC

Original Trustee: T. Craig Friesland

Original Lender: UC Funding, LLC

Recorded in: 2022-008560 of the real property records of Navarro County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$10,900,000, executed Villas at Corsicana LLC ("Borrower") and payable to the order of Lender and its successors and assigns, and all other indebtedness of Borrower to Lender

Assignment: The Note, the liens and security interests of the Deed of Trust, Assignment of Leases and Rents, Security Agreement, Fixture Filing, and the Guaranty were transferred and assigned to UC Villa of Corsicana Holder, LLC ("Lender") by an instrument dated August 12, 2022, recorded in 2022-008671 of the real property records of Navarro County, Texas

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by an Indemnity and Guaranty Agreement dated August 12, 2022, and executed by Mark Allen, Cole Jones, and Cooper Wagner in favor of Lender; and a Completion Indemnity and Guaranty Agreement dated August 12, 2022, and executed by Villas at Corsicana, LLC, Mark Allen, Cole Jones, and Cooper Wagner in favor of Lender

Substitute Trustees: Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key, or Jay Jacobs

Substitute Trustees' Address: 14800 Landmark Blvd., Suite 850
Dallas, TX 75254

Foreclosure Sale:

Date: June 3, 2025

Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 pm and not later than three hours thereafter.**

Place: The front steps of the courthouse, located at 300 West 3rd Avenue, Corsicana, Texas 75110 or as designated by the County Commissioner's Office

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold 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.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustees to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

A description of the real property to be sold is attached hereto as Exhibit A.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustees will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustees reserve the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustees.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against Grantor, Lender, the Substitute Trustees, or the attorney for the Substitute Trustees or the Lender.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE/LENDER.

Date of Notice: May 12, 2025



Sara Hollan Chelette

State Bar No. 24046091

schelette@lynnllp.com

LYNN PINKER HURST & SCHWEGMANN, LLP

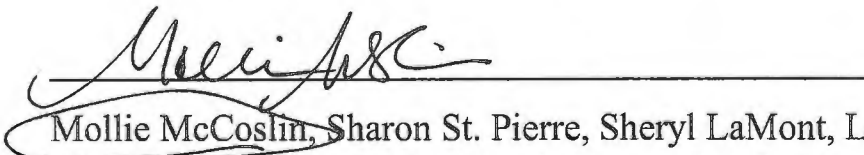
2100 Ross Avenue, Suite 2700

Dallas, Texas 75201

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ATTORNEY FOR MORTGAGEE/LENDER



Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine
Wheless, Phillip Hawkins, Kevin Key, or Jay Jacobs, Substitute Trustees

Tejas Trustee Services

14800 Landmark Blvd, Suite 850

Dallas, Texas 75254

EXHIBIT A

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LEGAL DESCRIPTION

BEING Tract 815-A of VILLA VIEW, a subdivision in the City of Corsicana, Navarro County, Texas, according to the Plat thereof recorded in Volume 4, Page 57, Plat Records, Navarro County, Texas.