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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

STACEY KEMP
 COUNTY CLERK
 COLLIN COUNTY, TEXAS
 BY: **TM** DEPUTY

WHEREAS, by that certain Deed of Trust dated May 20, 2022, recorded as Instrument No. 2022000081858 in the Official Real Property Records of Collin County, Texas (the "Deed of Trust"), **AYSES, LLC** conveyed to **PAUL D. MORRIS** (the "Trustee") certain real property therein described (the "Property") to secure payment of that certain Promissory Note (the "Note") described in said Deed of Trust; and

WHEREAS, **TEXAS BANK** is the legal and equitable owner and holder of the Note (and all renewals and modifications thereof) and the Lender and Beneficiary of the Deed of Trust; and

WHEREAS, the indebtedness under the terms of the Note and Deed of Trust and all renewals and modifications thereof has been declared due and owing due to default, and the entire unpaid principal balance and all accrued but unpaid interest owing thereunder is now wholly due and owing, and **TEXAS BANK** has requested the Substitute Trustee to sell the Property in accordance with §51.002 of the Texas Property Code and the terms of the Deed of Trust in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **October 7, 2025**, a Substitute Trustee will sell the Property where such sales are to take place, to wit:

The Front Steps of the Collin County Courthouse, located at 2100 Bloomdale Road, McKinney, Texas, 75071

The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except the Lender/Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The earliest time at which the sale will occur is **10:00 a.m.** The sale will begin at that time or not later than three (3) hours after that time.

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. The reposting or refiling may be after the date originally scheduled for this sale.

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. The sale shall not cover any part of the Property that has been released of public record from the lien of 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

The Property commonly known as 3860 CR 177, Anna, Texas 75409, is more specifically described as follows:

SEE ATTACHED EXHIBIT "A".

Formal notice is hereby given that the sale noticed herein shall include the interest of Grantor in all improvements and fixtures and other property, and personal property, covered by (i) the Deed of Trust, and (ii) any other agreements or other documents executed in connection with or as security for the Note, Beneficiary having directed a Substitute Trustee to sell, and a Substitute Trustee hereby noticing the sale of, said fixtures and personalty, pursuant to the rights granted to the Beneficiary under Section 9.604(a)(2) of the Texas Business and Commerce Code

EXCEPT FOR A WARRANTY OF TITLE GIVEN ON BEHALF OF GRANTOR, THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 Trustee or any Substitute Trustee.

EXECUTED on the 12 day of August 2025.

By: Laura L. Worsham, Substitute Trustee
Laura L. Worsham, Substitute Trustee

Addresses for Substitute Trustees:

Laura L. Worsham
7557 Rambler Rd, Suite 500
Dallas, TX 75231

Ty J. Jones
7557 Rambler Rd, Suite 500
Dallas, TX 75231

Kevin J. Allen
7557 Rambler Rd, Suite 500
Dallas, TX 75231

Katherine W. Lynch
7557 Rambler Rd, Suite 500
Dallas, TX 75231

EXHIBIT A

LEGAL DESCRIPTION

SITUATED in the State of Texas and Collin County, being part of the James Hefflefinger Survey, Abstract No. 366, being the easterly portion of a called 71.43 acre tract of land as recorded in Volume 6022, Page 2117 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northeast corner of said 71.43 acre tract, the northwest corner of Echols called 13.130 acre tract as recorded in Volume 1294, Page 828, and being in the south line of Echols called 32.838 acre tract as recorded in Volume 1294, Page 812 of the Collin County Land Records;

THENCE with the east line of said 71.43 acre tract and the west line of said 13.130 acre tract, South 01°18'18" West, passing at 1,018.22 feet a 1/2" iron rod set for reference on line, and continuing for a total distance of 1,038.22 feet to a Mag Nail set in the approximate middle of County Road 177 (asphalt) marking the southeast corner of said 71.43 acre tract, the southwest corner of said 13.130 acre tract, and being in the north line of a called 14.195 acre tract as recorded under County Clerk No. 20110927001029980 of the Collin County Land Records;

THENCE with the approximate middle of County Road 177, the south line of said 71.43 acre tract, the north line of said 14.195 acre tract, a called 74.2 acre tract and a called 9.19 acre tract both described in Volume 5091, Page 4705 of the Collin County Land Records, North 89°28'05" West, 1,352.87 feet (Basis of Bearing) to a Mag Nail set in said roadway marking the southwest corner of said premises, and the southeast corner of Golden's called 40.00 acre tract as recorded in Volume 1294, Page 828 of the Collin County Land Records;

THENCE departing said roadway, with west line of said premises, the east line of said 40.00 acre tract, and with the general course of a wire fence, North 01°26'50" East, passing at 20.00 feet a 1/2" iron rod set for reference on line, and continuing for a total distance of 1,027.58 feet to a Roome capped iron rod found marking the northwest corner of said premises, the northeast corner of said 40.00 acre tract, and being in the north line of said 71.43 acre tract, and the south line of the aforementioned Echols called 32.838 acre tract;

THENCE with the north line of said premises, the north line of said 71.43 acre tract, and the south line of Echols 32.838 acre tract, South 89°55'18" East, passing at 370.84 feet a 1/2" iron rod found on line for reference, and continuing for a total distance of 1,350.51 feet to the place of beginning and containing 32.045 acres of land.