

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.

WHEREAS, on May 24, 2023, Baby Bear Holdings, LLC ("Borrower"), executed a Deed of Trust (Security Agreement, Financing Statement) conveying to David Baty, Trustee for the benefit of Texas Republic Bank, N.A. ("Beneficiary"), certain real property situated in Collin County, Texas and herein described, together with all improvements thereon (the "Real Estate"), to secure payment by Borrower of the Note secured by that Deed of Trust, filed for record in the deed records of Collin County, Texas on May 26, 2023, as Document Number 2023000058842 (the "Deed of Trust") naming Beneficiary as lienholder and Borrower as Grantor in the amount of Seven Hundred Fifty Thousand and NO/100 Dollars (\$750,000.00) plus all other indebtedness and liabilities of all kinds of Grantor to Beneficiary then existing or thereafter arising (the "Indebtedness");

WHEREAS, Mark D. Winnubst was appointed by Beneficiary as the Substitute Trustee pursuant to the Appointment and Designation of Substitute Trustee, dated August 28, 2025, and recorded in the deed records of Collin County, Texas.

WHEREAS, default has occurred in the payment of the Indebtedness by Borrower and accordingly Beneficiary has requested the undersigned to sell said Real Estate to satisfy the obligations of the Deed of Trust.

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 7th day of October, 2025, with the sale to begin between ten (10:00) o'clock a.m., or not later than three (3) hours after that time, I will sell said Real Estate to the highest bidder for cash by public sale at auction at the front steps of the Collin County Courthouse located at 2100 Bloomdale Road, McKinney, Texas 75071, or as designated by the County Commissioners Court.

The Notice pertains to the following property:

See Exhibit "A" attached hereto.

and all Improvements and Fixtures and all rights, title and Interest appurtenant thereto.

Subject to all the easements, deed restrictions, and reservations of record.

Mortgage Servicer: Texas Republic Bank N.A.

Note Holder: Texas Republic Bank, N.A.
2595 Preston Road
Suite 100
Frisco, Texas 75034

2025 SEP -5 AM 8:57
FILED
STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: N. MACC
DEPUTY

The sale noticed herein shall include the interest of Beneficiary in all fixtures and personal property, if any, covered by the Deed of Trust and any other documents executed in connection with or as security for

the Indebtedness. Beneficiary, having directed the undersigned to sell, the undersigned hereby notices the sale of said fixtures and personalty pursuant to the rights granted to Beneficiary under Section 9.501(d) of the Texas Uniform Commercial Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENT 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 ARE EXPRESSLY WAIVED BY PURCHASER.

Witness my hand this 3rd day of September, 2025

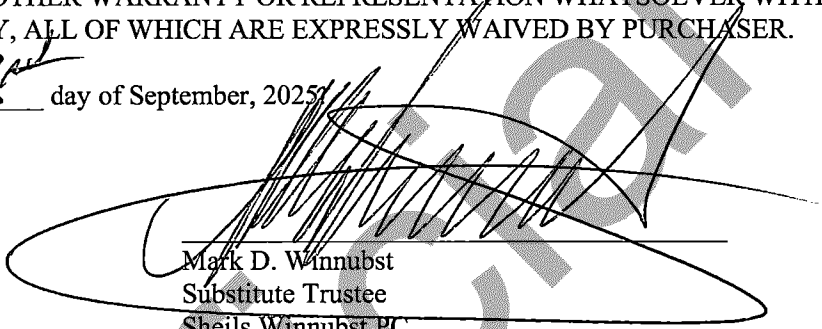

Mark D. Winnubst
Substitute Trustee
Sheils Winnubst PC
1701 N. Collins Blvd., Suite 1100
Richardson, Texas 75080

Exhibit "A"

BEING a 5.06 acre tract of land situated in the Joel Stewart Survey, Abstract Number 838, in Collin County, Texas, being part of that same called 43.09 acre tract of land conveyed to Texas Blue Sky Land Management LLC by deed of record in Document Number 20061012001471290 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 60D nail found in the West right-of-way line of F.M. Road 1461 (right-of-way varies), being the Northeast corner of Lot 1, Block A of Lake Forest Business Park, Lot 1, Block A, a subdivision of record in Volume 2019, Page 716 of the Plat Records of Collin County, Texas, also being the Southeast corner of said 43.09 acre tract and hereof;

THENCE, N00°19'35"W, along the West right-of-way line of F.M. Road 1461, being the common East line of said 43.09 acre tract, a distance of 255.96 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set for the POINT OF BEGINNING and Southeast corner of hereof;

THENCE, departing the West right-of-way of said F.M. Road 1461, over and across said 43.09 acre tract, the following three (3) courses and distances:

1. S89°40'25"W, a distance of 665.53 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set for the Southwest corner hereof;
2. N00°19'35"W, a distance of 325.10 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set for the Northwest corner hereof;
3. N88°37'35"E, a distance of 665.64 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set in the West right-of-way line of said F.M. Road 1461, being the common East line of said 43.09 acre tract bears N00°19'35"W, a distance of 430.63 feet;

THENCE, S00°19'35"E, along the West right-of-way line of said F.M. Road 1461, being the common East line of said 43.09 acre tract, a distance of 337.27 feet to the POINT OF BEGINNING, and containing an area of 5.06 Acres, or (220,414 Square Feet) of land, more or less.