

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

**Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

**Promissory Note:**

*Loan No. 2214828*

Dated: July 19, 2021

Maker(s): A-Affordable Boat, RV & Mini Storage – Sanger, LLC

Payee: Ciera Bank

Original Principal \$4,630,599.00

Amount:

**Deed of Trust:**

Dated: July 19, 2021

Grantor: A-Affordable Boat, RV & Mini Storage – Sanger, LLC

Original Trustee: James Charles Powell

Recorded in: Volume 2435, Page 52, Official Public Records of Cooke County,  
Texas

**Property:**

12.502 acres, more or less, as described in **Exhibit "A"** attached hereto and made a part hereof; together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owed or after-acquired, oil and gas rights, crops, timber, all diversion payments, or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

FILED FOR RECORD

25 MAY -9 PM 1:18

PAM HARRISON  
COUNTY CLERK, COOKE CO. TX

BY *cm* DEPUTY

June 3, 2025

**Information regarding the public sale to be held:**

**Substitute Trustee(s):** Sean Golden, Substitute Trustee  
Ciera Bank  
1612 Summit Avenue, Suite 250  
Fort Worth, TX 76102

Martin Noto, Jr., Substitute Trustee  
Ciera Bank  
1501 Summit Avenue  
Fort Worth, TX 76102

Each Substitute Trustee named above has been appointed by written instrument dated May 8, 2025 and recorded in the Official Records of Cooke County, Texas.

**Date of Sale:** June 3, 2025, being the first Tuesday in said month.

**Time of Sale:** The earliest time at which the sale will occur is 10:00 a.m., Gainesville, Texas local time, but in no event later than 3 hours thereafter.

**Place of Sale:** Immediately outside and within 50 feet of the first floor east entrance to the Cooke County Courthouse at 101 South Dixon Street, Gainesville, Texas 76240 as the primary sales area and the area immediately outside and within 30 feet of the first floor west entrance to the Courthouse if the primary designated area is not available, or as designated by the County Commissioners' Court.

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Ciera Bank: (i) appointed each of the Substitute Trustee(s) named above to serve as a Substitute Trustee under the Deed of Trust; and (ii) has requested that one of the Substitute Trustee(s) named above enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, the duly authorized Substitute Trustee(s) named above will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

**Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Ciera Bank makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS," without any expressed or implied warranties, except as to warranties of title, at the purchaser's own risk, and subject to all ad valorem taxes then-owing with respect to the Property.**



Sean Golden, as a Substitute Trustee, Ciera Bank

### ACKNOWLEDGMENT

STATE OF TEXAS

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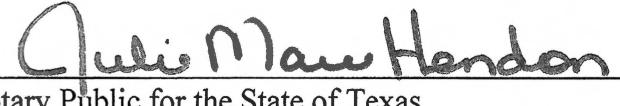
COUNTY OF TARRANT

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This instrument was acknowledged before me on May 9, 2025 by Sean Golden, in his capacity as a Substitute Trustee.

(Personalized Seal)

  
Notary Public for the State of Texas

Please Return File-Stamped Copy to:

Ciera Bank  
Attn: Sean Golden  
1501 Summit Avenue  
Fort Worth, TX 76102



## EXHIBIT "A"

### LEGAL DESCRIPTION

Field Notes to all that certain tract or parcel of land situated in the Patrick Fitzgerald Survey, Abstract Number 367, Denton (property lies wholly within Cooke County, Texas) County, Texas, being a resurvey of all of a called 20.000 acre tract of land described in the Deed to Lone Oak Stables, LLC, as recorded in Volume 2021, Page 559, of the Official Public Records, Cooke County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the West right-of-way line of Interstate Highway Number 35 at the southwest corner of a called 0.2161 acre tract of land described in the Deed to the State of Texas acting by and through the Texas Transportation as recorded in Volume 2421, Page 569 of the Official Public Records of Cooke County, Texas;

THENCE South 89 degrees 29 minutes 43 seconds West with the south line of said 20.000 acre tract, a distance of 1005.33 feet to a capped iron rod found labeled "5190" for corner at the southwest corner of said 20.000 acre tract;

THENCE North 00 degrees 41 minutes 49 seconds West a distance of 690.43 feet to a capped iron rod set for corner at the northwest corner of said 20.000 acre tract;

THENCE North 89 degrees 18 minutes 11 seconds East with the north line of said 20.000 acre tract, a distance of 1473.57 feet to a capped iron rod found for corner in said west right-of-way line;

THENCE South 34 degrees 00 minutes 11 seconds West with said west right-of-way line a distance of 37.07 feet to a capped iron rod set for corner;

THENCE South 22 degrees 41 minutes 35 seconds West with said right-of-way line a distance of 50.99 feet to a capped iron rod set for corner;

THENCE South 34 degrees 00 minutes 11 seconds West with said west right-of-way line a distance of 749.90 feet to the POINT OF BEGINNING and enclosing 19.784 acres of land, more or less.

#### SAVE AND EXCEPT THE FOLLOWING:

7.282 acres of land situated in the Patrick Fitzgerald Survey, Abstract No. 367, Cooke County, Texas being more fully described by metes and bounds in that certain General Warranty Deed executed by A-Affordable Boat, RV & Mini Storage - Sanger, LLC, a Texas limited liability company in favor of Destination Investments LLC, a Texas limited liability company recorded April 1, 2024 in Volume 2636, Page 437, Real Property Records, Cooke County, Texas.