

2019 -42

After Recording, Please Return To:

Jackson Walker L.L.P.
2323 Ross Avenue, Suite 600
Dallas, Texas 75201
Attn: Justin Shipley

FILED FOR RECORD
AT 8 O'CLOCK A M.

APR 16 2019

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 15, 2019

Note: Promissory Note described as follows:

- Date: October 3, 2005
- Borrower: Corsicana Industrial Foundation, Inc., a Texas nonprofit corporation
- Lender: JPMorgan Chase Bank, NA, a national banking association
- Original Principal Amount: \$10,000,000.00

Deed of Trust: Deed of Trust, Security Agreement and Assignment of Rents and Leases described as follows:

- Date: October 3, 2005
- Grantor: Corsicana Industrial Foundation, Inc., a Texas nonprofit corporation
- Beneficiary: JPMorgan Chase Bank, NA, a national banking association
- Recorded in: Volume 1782, Page 726 of the Real Property Records of Navarro County, Texas

Lender: JPMorgan Chase Bank, NA, a national banking association

Borrower: Corsicana Industrial Foundation, Inc., a Texas nonprofit corporation

Property: The real property more particularly described on Exhibit A, attached hereto

Substitute Trustee: Each of Kelly Hodge and Justin Shipley

Date and Time of Substitute Trustee's Sale of Property:

May 7, 2019, being the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours thereafter.

Place of Substitute Trustee's Sale of Property:

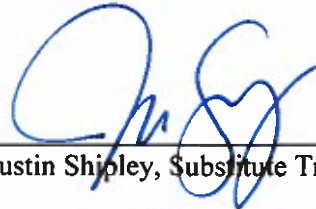
The front steps of the Navarro County Courthouse or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Navarro County, Texas, in instrument(s) recorded in the real property records of Navarro County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the

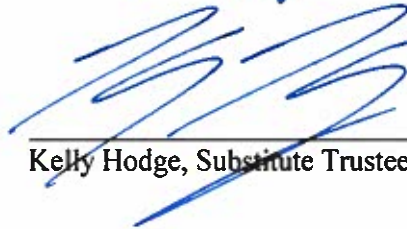
holder of the Note and the Deed of Trust lien securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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 (Texas UCC).

Therefore, notice is given that on the Date and Time of the Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.



Justin Shipley, Substitute Trustee



Kelly Hodge, Substitute Trustee

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

All that certain lot, tract or parcel of land being Lot 11, Block 1311, CORSICANA CROSSING ADDITION, an addition to the City of Corsicana, Navarro County, Texas, according to the replat thereof recorded in Volume 7, page 255, Map Records of Navarro County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the John Hamilton Survey, A-381 and being all of Lot 11, Block 1311, City of Corsicana as shown by plat recorded in Volume 7, Slide 255-256 and Volume 7, Slide 248 of the Navarro County Plat Records;

BEGINNING at a ½" iron rod found at the North corner of Lot 11, the West corner of Lot 10, Block 1311 recorded in Volume 7, Slide 248 and in the Southeast margin of Corsicana Crossing Blvd. (80'wide ROW);

THENCE SOUTH 29 degrees 24 minutes 59 seconds East, along Line of Directional Control, 826.71 feet to a ½" iron rod found at the East corner of Lot 11, the North corner of Lot 17R and in the Southwest line of the Russell Stover Addition as shown in Volume 7, Slide 2;

THENCE SOUTH 60 degrees 35 minutes 01 seconds West 801.35 feet to a "x" in concrete set at the South corner of Lot 11, the West corner of Lot 17R and in the East margin of Corsicana Crossing Blvd. (80'wide ROW);

THENCE along the East margin of Corsicana Crossing Blvd. and a curve to the right having a central angle of 60 degrees 35 minutes, a radius of 810.00 feet, a distance of 856.47 feet (Long Chord North 5 degrees 16 minutes 48 seconds East 817.13 feet) to a ½" iron rod set at the P.T. of curve;

THENCE NORTH 35 degrees 34 minutes 34 seconds East, continuing along the Southeast margin of Corsicana Crossing Blvd., 314.99 feet to a "x" set in concrete;

THENCE along the Southeast margin of Corsicana Crossing Blvd. and a curve to the right having a central angle of 3 degrees 53 minutes 56 seconds, a radius of 810.00 feet, a distance of 55.12 feet (Long Chord North 37 degrees 24 minutes 46 seconds East 55.11 feet) to the place of beginning and containing 10.7788 acres of land.