

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF JASPER

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WHEREAS, by that certain Correction Deed of Trust, Security Agreement and Financing Statement, dated effective January 7, 2022 (the "Deed of Trust"), executed by IRONSIDES MARINE, LLC, a Texas limited liability company, SHOEFSTALL ENTERPRISES LLC, a Texas limited liability company, STEWART ALLEN SHOEFSTALL, TRENT AUSTIN SHOEFSTALL and PATRICK EGAN FLOURNOY (collectively herein referred to as "Grantor"), to Bart O. Caraway, Trustee, filed for record on July 3, 2023 in the Office of the County Clerk of Jasper County, Texas, under Clerk's File No. 315708, Grantor, among other real property, conveyed to Trustee certain real property (the "Property") situated in Jasper County, Texas, and more particularly described as:

See attached Exhibit "A"

WHEREAS, said conveyance was made to secure the payment of that certain Revolving Credit Promissory Note, dated January 7, 2022 (the "Note"), in the original principal amount of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00), executed by Grantor, and payable to the order of THIRD COAST BANK SSB, a Texas state savings bank ("Beneficiary"), and any and all other indebtedness secured by, and described in, the Deed of Trust;

WHEREAS, the Note and Deed of Trust were subsequently amended and renewed by that certain Modification Agreement, dated effective January 7, 2023 (the "First Modification"), which, amongst other things, extended and modified certain terms of the Note and Deed of Trust, and added DAYMON LAPOINT ("LaPoint") as additional Co-Borrower under the Note and Deed of Trust, executed by Grantor, LaPoint, and Beneficiary, and filed for record on July 5, 2023 in the Office of the County Clerk of Jasper County, Texas, under Clerk's File No. 315726, to further secure the payment of the Note and any and all other indebtedness secured by, and described in, the Deed of Trust;

WHEREAS, the Note and Deed of Trust were subsequently amended and renewed by that certain Loan Modification Agreement, dated effective July 7, 2023 (the "Second Modification"), which, amongst other things, extended and modified certain terms of the Note and added additional security interests, executed by Grantor, LaPoint, and Beneficiary, and filed for record on September 18, 2023 in the Office of the County Clerk of Jasper County, Texas, under Clerk's File No. 317169, to further secure the payment of the Note and any and all other indebtedness secured by, and described in, the Deed of Trust;

WHEREAS, Beneficiary is the present legal and equitable owner and holder of the Note, the Deed of Trust, all liens and security interests securing the Note, and any and all other indebtedness secured by and described in the Deed of Trust;



WHEREAS, the Note is in default, has matured and the entire unpaid balance thereof is due and payable, and Beneficiary intends to have the power of sale set forth in the Deed of Trust enforced;

WHEREAS, the Deed of Trust grants Beneficiary the right, for any reason, to appoint a Substitute Trustee to act instead of the Trustee named therein without any other formality than the designation of a Substitute Trustee in a written instrument;

WHEREAS, Beneficiary has determined to (i) remove Bart O. Caraway as Trustee under the Deed of Trust; (ii) appoint a Substitute Trustee under the Deed of Trust; (iii) direct said Substitute Trustee to enforce the power of sale in accordance with the Deed of Trust; and

WHEREAS, Beneficiary has appointed TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, MARGIE ALLEN, ANGELIA BROOKS, or any of them acting alone, as Substitute Trustee under the Deed of Trust and has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness described therein after giving notice of the time, place and terms of said sale, and the property to be sold, pursuant to the Deed of Trust in accordance with its terms and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

I, ~~TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, MARGIE ALLEN, ANGELIA BROOKS~~, or any of them acting alone, as Substitute Trustee, hereby gives notice that I will accordingly, after due publication of this Notice, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the area located at the south door of the Jasper County Courthouse, Jasper, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code, no earlier than 10:00 a.m. and no later than 1:00 p.m., which is three hours thereafter, on April 2, 2024, the same being the first Tuesday in April 2024.

EXECUTED as of the 11th day of March, 2024.

Tommy Jackson
Tommy Jackson, Substitute Trustee

Address:

4600 Fuller Ave. Suite 400
Irving, Texas 75038

EXHIBIT "A"
LEGAL DESCRIPTION

Forest Hills Section 3, Lot 187, as evidenced by a plat of record in Volume 1, Page 108, of the Plat Records of Jasper County, Texas.

APPOINTMENT OF AGENT FOR MAILING

STATE OF TEXAS

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COUNTY OF JASPER

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The undersigned, Substitute Trustee under that Correction Deed of Trust, Security Agreement and Financing Statement, dated effective January 7, 2022 (as amended and modified, the "Deed of Trust"), executed by IRONSIDES MARINE, LLC, a Texas limited liability company, SHOEFSTALL ENTERPRISES LLC, a Texas limited liability company, STEWART ALLEN SHOEFSTALL, TRENT AUSTIN SHOEFSTALL and PATRICK EGAN FLOURNOY (collectively herein referred to as "Grantor"), to Bart O. Caraway, Trustee, filed for record on July 3, 2023 in the Office of the County Clerk of Jasper County, Texas, under Clerk's File No. 315708, hereby appoints Belle Doucet as the undersigned's agent for mailing of a copy of the Notice of Substitute Trustee's Sale to each debtor obligated to pay the indebtedness secured by the Deed of Trust. Said Notice is to be mailed by the agent herein appointed on or before the 12th day of March, 2024.

EXECUTED as of the 11th day of March, 2024.

Tommy Jackson
Tommy Jackson, Substitute Trustee

HOLLY THOMAS, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED MAR 11 2024

By Christine Webb
DEPUTY