

FILED
At 1:54 O'Clock 2 M.

**NOTICE OF TRUSTEE'S SALE BY
SUBSTITUTE TRUSTEE**

MAY 6 2025
Janette K Green
Clerk of the County Court
Palo Pinto County, Texas
By *Elena Yanez* Deputy

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described in Exhibit "A" attached hereto.
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: June 3, 2025

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: Palo Pinto County Courthouse in Palo Pinto, Texas, at the south door of the courthouse.

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

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deeds of Trust executed by property owners listed in Exhibit "A". The Deeds of Trust are recorded in the plat records in the office of the County Clerk of Palo Pinto County, Texas, under the volumes and page numbers listed in Exhibit "A."

5. Obligations Secured. The Deeds of Trust provide that they secure the payment of the

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At 1:00 P.M. O'clock

MAY 7 1962

By _____
Deputy
Clerk of the County Court
Palo Pinto County, Texas

[indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount payable to the order of Double Diamond, Inc.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the property owners to Double Diamond, Inc. Double Diamond, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated this 6 day of May, 2025.

A handwritten signature in black ink, appearing to read "Sandra Diaz", is written over a horizontal line.

SANDRA DIAZ
160 CLIFFS DRIVE
GRAFORD, TX 76449

EXHIBIT "A"

Cliffs I -	Cliffs Phase I Subdivision, as described in the Amended plat recorded in Slide 455-460 of the Plat Records of Palo Pinto County, Texas.
Cliffs II -	Cliffs Phase II Subdivision, as described in the plat recorded in Slide 468-473 of the Plat Records of Palo Pinto County, Texas.
Cliffs III-	Cliffs Phase III Subdivision, as described in the plat recorded in Slide 475-479 of the Plat Records of Palo Pinto County, Texas.
Cliffs IV-	Cliffs Phase IV Subdivision, as described in the plat recorded in Slide 480-485 of the Plat Records of Palo Pinto County, Texas.
Cliffs V-	Cliffs Phase V Subdivision, as described in the plat recorded in Slide 488 of the Plat Records of Palo Pinto County, Texas.
Cliffs VI-	Cliffs Phase VI Subdivision, as described in the plat recorded in Slide 489 of the Plat Records of Palo Pinto County, Texas.
Cliffs VII-	Cliffs Phase VII Subdivision, as described in the plat recorded in Slide 499-503 of the Plat Records of Palo Pinto County, Texas.
Cliffs VIII-	Cliffs Phase VIII Subdivision, as described in the plat recorded in Slide 491-498 of the Plat Records of Palo Pinto County, Texas.
Cliffs IX-	Cliffs Phase IX Subdivision, as described in the plat recorded in Slide 507-513 of the Plat Records of Palo Pinto County, Texas.
Cliffs X-	Cliffs Phase X Subdivision, as described in the plat recorded in Slide 509 of the Plat Records of Palo Pinto County, Texas.
Cliffs XI-	Cliffs Phase XI Subdivision, as described in the plat recorded in Slide 525 of the Plat Records of Palo Pinto County, Texas.
Cliffs XII-	Cliffs Phase XII Subdivision, as described in the plat recorded in Slide 582 of the Plat Records of Palo Pinto County, Texas.
Cliffs XIII-	Cliffs Phase XIII Subdivision, as described in the plat recorded in Slide 652 of the Plat Records of Palo Pinto County, Texas.
Birkdale-	Birkdale Timeshare Regime more fully described in the Declaration Establishing the Birkdale Timeshare Regime recorded in the Deed of Records of Palo Pinto County, Texas.
Vista Point-	Vista Point Timeshare Regime more fully described in the Declaration Establishing the Vista Point Timeshare Regime recorded in Volume 1160, Page 136 of the Deed of Records of Palo Pinto County, Texas.
Villas-	Villas at The Cliffs Resort Timeshare Regime more fully described in the Declaration establishing the Villas at The Cliffs Resort Timeshare Regime recorded in Volume 2243, Page 33, as amended.

<u>MORTGAGOR</u>	<u>LOT</u>	<u>SUBDIVISION</u>	<u>DEED OF TRUST</u>	
			<u>VOL</u>	<u>PAGE</u>
J.A. BAGWELL & LINDA B. BAGWELL	73	CLIFFS PHASE VIII	1716	182

MAY 12 2025

NOTICE OF TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE

Jennette K. Green
Clerk of the County Court
Palo Pinto County, Texas
By *J. M. [Signature]* Deputy

ACTIVE MILITARY SERVICE NOTICE:

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 June 17, 2022, A-AFFORDABLE BOAT & RV STORAGE – POSSUM KINGDOM, LLC, a Texas limited liability company (“*Grantor*”) executed: (a) that certain **DEED OF TRUST** which is recorded as **INSTRUMENT NO. 2022-00004602** of the real property records of Palo Pinto County, Texas (“*Deed of Trust No. 2022-00004602*”), and (b) that certain **DEED OF TRUST** which is recorded as **INSTRUMENT NO. 2022-00004614** of the real property records of Palo Pinto County, Texas (“*Deed of Trust No. 2022-00004614*”) and together with Deed of Trust No. 2022-00004602 collectively, the “*Deeds of Trust*”), each of which conveyed to the trustee named therein the property in Palo Pinto County, Texas described on Exhibit A attached hereto and made part hereof for all purposes, together with any and all other property described in the Deed of Trust and not previously released of record, including, but not limited to, any and all personal property, fixtures, improvements and appurtenances described therein (collectively, the “*Property*”), which presently secures **B1BANK**, a Louisiana banking corporation (“*Lender*”) in the payment of, among other things: (a) that certain **PROMISSORY NOTE** in the original principal amount of **\$2,360,000.00**; and (b) that certain **PROMISSORY NOTE** in the original principal amount of **\$4,650,000.00**, each executed by **A-AFFORDABLE BOAT & RV STORAGE – POSSUM KINGDOM, LLC** (“*Debtor*”) and payable to the order of Lender, and all other indebtedness of Debtor to Lender (collectively, the “*Indebtedness*”); and

WHEREAS, Lender is the present holder of the Notes and beneficiary of the Deeds of Trust; and

WHEREAS, default has occurred in the payment of the Indebtedness, the Indebtedness is wholly due, and Lender has requested the undersigned, as Substitute Trustee, to sell the Property toward satisfaction of the Indebtedness;

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 3, 2025**, Substitute Trustee will sell the Property at public auction at 100 SE 6th Avenue, Mineral Wells, TX 76067, or at such other place as may be designated by the Commissioners Court of Palo Pinto County, Texas pursuant to Section 51.002 of the Texas Property Code, to the highest bidder for cash, except that Lender’s bid may be by credit against the Indebtedness secured by the lien of the Deed of Trust. The earliest time the sale will occur is at 10:00 a.m., and the sale will be concluded no later than three hours thereafter.

APPOINTMENT OF SUBSTITUTE TRUSTEE: Lender, pursuant to Section 51.0075 of the Texas Property Code and the power to do so contained in each Deed of Trust, does hereby remove the present trustee or successor trustee under such Deed of Trust and does hereby name,

constitute and appoint **Jeffrey B. Lane, Steven S. Camp, Herschel Bowens, and Reagan Hovey** as successor trustee (the "Substitute Trustee"), each empowered to act independently, in place and in the stead of the present trustee or successor trustee, effective May 12, 2025. The address for Successor Trustee is:

Husch Blackwell LLP
1900 N. Pearl Street, Suite 1800
Dallas, TX 75201

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE AUTHORIZED AGENT OF THE MORTGAGEE.

By: _____

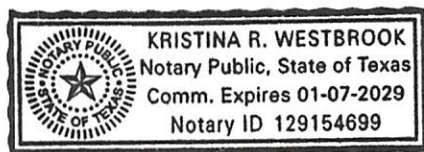
Name: Christopher Shaw

Title: SVP, Managing Director – Dallas
2401 Cedar Springs Road, Suite 420
Dallas, TX 75201

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on May 9, 2025, by Christopher Shaw, the SVP and Managing Director – Dallas for B1BANK, a Louisiana banking corporation, on behalf of said bank.

[Seal]



Kristina Westbrook
Notary Public, State of Texas

Handwritten signature

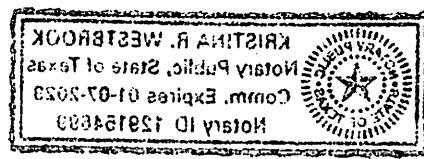


EXHIBIT A
Legal Description

BEING A 12.45 ACRE TRACT OF LAND SITUATE IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NUMBER 1335, SECTION 14, BLOCK 3, PALO PINTO COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND CONVEYED TO THE BOAT RANCH II, LLC IN INSTRUMENT NUMBER 2017-00004972 OF THE OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "LAWSON LAND SURV 5102" FOUND FOR THE EAST CORNER OF SAID 12.45 ACRE TRACT ON THE WEST LINE OF TEXAS STATE HIGHWAY 16 (A 120 FOOT WIDE RIGHT-OF-WAY), ALSO BEING THE SOUTH CORNER OF TRACT CONVEYED TO NBRH-ANCHORS LLC IN INSTRUMENT NUMBER 2020-00006262 OF THE OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS, FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND BEARS N 36°30'19" E, A DISTANCE OF 865.90 FEET. SAID 1/2" IRON ROD WITH A CAP STAMPED "LAWSON LAND SURV 5102" FOUND BEING CALLED THE POINT OF BEGINNING HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, GRID COORDINATE VALUE OF N:6969263.76, E: 1976967.29 FEET FOR REFERENCE;

THENCE FROM SAID POINT OF BEGINNING, S 36°30'19" W, WITH THE WEST LINE OF STATE HIGHWAY 16, A DISTANCE OF 443.07 FEET TO A POINT IN THE NORTH LINE OF SAID STATE HIGHWAY RIGHT-OF-WAY FOR THE SOUTH CORNER OF SAID 12.45 ACRE TRACT, ALSO BEING THE EAST CORNER OF A TRACT CONVEYED TO PROGRESSIVE RELOCATION OF TEXAS LP IN INSTRUMENT NUMBER 2018-00001050 OF THE OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY TEXAS;

THENCE, N 53°25'11" W, DEPARTING THE WEST LINE OF STATE HIGHWAY 16 WITH THE GENERAL COURSE OF A BARBED WIRE FENCE, PASSING A 1/2" IRON ROD WITH A CAP STAMPED "TEXAS SURVEYING INC" AT DISTANCE OF 3.55 FEET AND CONTINUING IN ALL A DISTANCE OF 1467.90 FEET TO A 1/2" IRON ROD WITH AN ILLEGIBLE CAP FOUND FOR THE WEST CORNER OF SAID 12.45 ACRE TRACT, ALSO BEING THE NORTH CORNER OF SAID PROGRESSIVE RELOCATION OF TEXAS LP TRACT AND BEING A POINT IN THE SOUTH LINE OF A TRACT CONVEYED TO ALEDO MINI STORAGE INC IN INSTRUMENT NUMBER 2022-00000066 OF THE OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS;

THENCE, N 84°16'07" E, A DISTANCE OF 103.70 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT OF SAID 12.45 ACRE TRACT AND SAID ALEDO MINI STORAGE INC TRACT;

THENCE, N 84°13'14" E, A DISTANCE OF 553.93 FEET TO A STEEL FENCE POST IN CONCRETE FOUND FOR THE NORTH CORNER OF SAID 12.45 ACRE TRACT, ALSO BEING THE WEST CORNER OF A TRACT CONVEYED TO MA & JS INVESTMENTS LLC IN VOLUME 1471, PAGE 506 OF THE OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS;

THENCE, S 53°25'18" E, WITH THE GENERAL COURSE OF A BARBED WIRE FENCE, A DISTANCE OF 981.32 FEET TO THE POINT OF BEGINNING, CONTAINING 12.45 ACRES OR 87,168 SQ. FEET OF LAND, MORE OR LESS.