

**NOTICE OF TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

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 **NOVEMBER 30, 2021**, **LEAGUE CITY RE, LLC**, a Delaware limited liability company ("Grantor") executed that certain **DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, ASSIGNMENT OF RENTS, AND FINANCING STATEMENT** (the "Deed of Trust") which is recorded as **INSTRUMENT NO. 2021089085** of the real property records of Galveston County, Texas, which conveyed to the trustee named therein the property in Galveston 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 **bIBANK**, a Louisiana banking corporation ("Lender") in the payment of, among other things, that certain **PROMISSORY NOTE** in the original principal amount of **ELEVEN MILLION SIX HUNDRED SEVENTY-FIVE THOUSAND SIX HUNDRED THIRTY SEVEN AND NO/100 DOLLARS (\$11,675,637.00)**, executed by **LEAGUE CITY RE, LLC**, a Delaware limited liability company ("Debtor") and payable to the order of Lender, and all other indebtedness of Debtor to Lender (collectively, the "Indebtedness") pursuant to that certain **LOAN AND SECURITY AGREEMENT** executed by Debtor and Lender (the "Loan Agreement"); and

WHEREAS, Lender is the present holder of the Note and beneficiary of the Deed of Trust; and

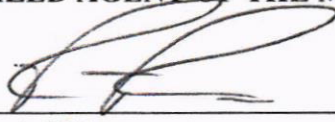
WHEREAS, default has occurred under the Loan Agreement and the Loan Documents (as defined in the Loan Agreement), the Indebtedness is wholly due, and Lender has requested the undersigned, as Substitute Trustee, to sell the Property toward satisfaction of the Indebtedness;

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 5, 2024**, Substitute Trustee will sell the Property at public auction at the lobby of the Galveston County Courthouse, 1st Floor, 722 Moody (21st Street), Galveston, TX 77550, or at such other place as may be designated by the Commissioners Court of Galveston 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 the Deed of Trust, does hereby remove the present trustee or successor trustee under the Deed of Trust and does hereby name, constitute and appoint **STEVEN S. CAMP, REUBEN ROSOF, SABRINA NEFF, GRANT J. TUCEK, MOHAMAD FATTOUH, and JEFFREY B. LANE** 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 October 10, 2024. The address for Successor Trustee is:

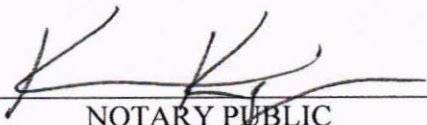
c/o Husch Blackwell, LLP
600 Travis Street, Suite 2350
Houston, TX 77002.

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: Ronnie Pittman
Title: SVP, Director of Special Assets
11307 Coursey Boulevard
Baton Rouge, LA 70816

STATE OF LOUISIANA §
PARISH OF East Baton Rouge §

This instrument was acknowledged before me on October 10, 2024, by Ronnie Pittman, the SVP, Director of Special Assets of B1Bank, a Louisiana banking corporation, on behalf of said entity.



NOTARY PUBLIC
Print Name: Karen Kozan
Bar Roll/Notary No. 50528
Commission Expires: with Life
[AFFIX SEAL IF OUTSIDE LOUISIANA]



EXHIBIT A

7.401 ACRES OF LAND, BEING ALL OF UNRESTRICTED RESERVE "E-3", OF REPLAT OF REPLAT OF UNRESTRICTED RESERVE "E" SOUTH SHORE HARBOUR, SECTION TWO, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT PLAT RECORD 18, MAP NUMBER 187 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS. SAID 7.401 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A METES AND BOUNDS DESCRIPTION OF ALL THAT LAND LYING WITHIN RESERVE "E-3" AS SHOWN IN A REPLAT OF REPLAT OF UNRESTRICTED RESERVE "E" OF SOUTH SHORE HARBOR, SECTION 2, AS

RECORDED IN VOLUME 18, PAGE 187, OF THE GALVESTON COUNTY MAP RECORDS AND BEING SITUATED IN THE MICHAEL MULDOON TWO LEAGUE, ABSTRACT NO. 18 IN GALVESTON COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A STAR DRILL HOLE SET IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID RESERVE "E-3" AND BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF ENTERPRISE AVENUE (70 FEET WIDE);

THENCE, NORTH 06° 31' 14" WEST, 306.25 FEET TO A STAR-DRILL HOLE SET IN CONCRETE FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE, 434.41 FEET ALONG THE ARC OF SAID CURVE, AND EASTERLY RIGHT-OF-WAY LINE OF ENTERPRISE AVENUE, TO THE LEFT HAVING A RADIUS OF 635.00 FEET, A CENTRAL ANGLE OF 39° 11' 47", A LONG CHORD BEARING NORTH 26° 07' 08" WEST, 425.99 FEET TO A STAR DRILL HOLE SET IN CONCRETE FOR THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 77° 52' 00" EAST, 518.57 FEET LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF ENTERPRISE AVENUE TO A 5/8-INCH IRON ROD SET FOR CORNER AND BEING THE NORTHEAST CORNER OF RESERVE AE-3N AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 12° 08' 00" EAST, 650.00 FEET TO A 1-INCH IRON PIPE FOUND FOR CORNER;

THENCE, SOUTH 01° 17' 12" EAST, 111.86 FEET TO A 5/8-INCH IRON ROD FOUND BEING THE MOST SOUTHEASTERLY CORNER OF AFOREMENTIONED RESERVE "E-3" AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 83° 28' 45" WEST, 426.60 FEET TO THE POINT OF BEGINNING, CONTAINING 7.4010 ACRES (322,385 SQUARE FEET) OF LAND IN GALVESTON COUNTY, TEXAS.

CONTAINING 7.4010 ACRES (322,385 SQUARE FEET) OF LAND IN GALVESTON COUNTY, TEXAS.

FILED

Instrument Number: *FILED2024001179*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 10/11/2024 9:00AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*