

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

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COUNTY OF JACKSON

This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Commercial Deed of Trust (as amended, restated, modified, supplemented or assigned, the "**Deed of Trust**"):

Dated: August 16, 2024

Borrower or Grantor: MARCUS BEATTY

Lender: MOUNTAINSIDE, LLC

Original Trustee: JEFFERY W. LAIRD OR JEFF LEVA OR SANDY DASIGENIS OR PATRICIA POSTON OR MEGAN L. RANDLE OR EBBIE MURPHY OR WAYNE DAUGHTREY OR STEVE LEVA, TRUSTEE

Recorded: September 19, 2024, under Instrument No(s). 2024-02418 in the Official Public Records of Jackson County, Texas.

Secures: (i) that certain Promissory Note dated June 8, 2023, in the original principal amount of \$1,900,000.00, executed by Borrower and payable to the order of Lender (as amended, restated, modified, supplemented or assigned from time to time, the "**First Note**") and (ii) that certain Amended and Restated Commercial Real Estate Lien Note dated August 16, 2024 in the original principal amount of \$385,384.57, executed by Borrower and made payable to Lender (as amended, restated, modified, supplemented or assigned from time to time, the "**Second Note**"; together with the First Note, the "**Note**")

Beneficiary's Address: 2801 N. Thanksgiving Way
Suite 225
Lehi, Utah 84043

Property: The real property described in Exhibit A attached hereto, together with any and all goods, materials, supplies, chattels, furniture, fixtures, equipment and machinery attached to, placed in or on, or used in connection with the use, enjoyment, occupancy or operation of all or any part thereof, building materials, equipment, work in process, and other tangible and intangible property and rights thereto described in the Deed of Trust or related security agreements.

Substitute Trustee: Megan Randle, Robert Randle or Ebbie Murphy

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: James D. Wilson

Foreclosure Sale: (the "**Foreclosure Sale**")

Date: Tuesday, August 5, 2025

Time: The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., local time.

Place: The downstairs main lobby at the front door of the courthouse facing Main Street (or another location as designated for foreclosure sales by the Jackson County Commissioners Court pursuant to § 51.002 of the Texas Property Code).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Beneficiary, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust and any related security agreements in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

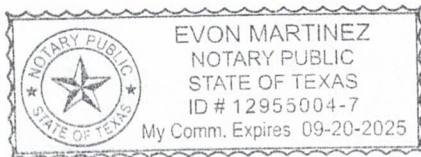
WITNESS MY HAND this 15th day of July, 2025.

Megan Randle, Robert Randle or Ebbie Murphy
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: James D. Wilson

STATE OF TEXAS §
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COUNTY OF JACKSON §

I, the undersigned Notary Public, do hereby certify that Megan Randle, Robert Randle or Ebbie Murphy, personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Beneficiary, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the 15th day of July, 2025.



Notary Public, State of Texas
Commission Expires: 09/20/2025
Printed Name: Evon Martinez

Exhibit A: Real Property Description

3:43

FILED 7/15/25

Katherine R. Books, Clerk of County Court
JACKSON COUNTY, TEXAS

BY Janet White

EXHIBIT A

REAL PROPERTY DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF PORT LAVACA, COUNTY OF JACKSON, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

LOT THIRTY NINE (39), BLOCK TWO (2), SUNRISE BAY SUBDIVISION, A SUBDIVISION IN JACKSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS SLIDES 201-B THROUGH 205-B, PLAT RECORDS OF JACKSON COUNTY, TEXAS.

PROPERTY ID: R41197

NOTICE OF FORECLOSURE SALE

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This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Commercial Deed of Trust (as amended, restated, modified, supplemented or assigned, the "**Deed of Trust**"):

Dated: August 16, 2024

Borrower or Grantor: MARCUS BEATTY

Lender: MOUNTAINSIDE, LLC

Original Trustee: JEFFERY W. LAIRD OR JEFF LEVA OR SANDY DASIGENIS OR PATRICIA POSTON OR MEGAN L. RANDLE OR EBBIE MURPHY OR WAYNE DAUGHTREY OR STEVE LEVA, TRUSTEE

Recorded: September 9, 2024, under Instrument No(s). 2024-02419 in the Official Public Records of Jackson County, Texas.

Secures: (i) that certain Promissory Note dated June 8, 2023, in the original principal amount of \$1,900,000.00, executed by Borrower and payable to the order of Lender (as amended, restated, modified, supplemented or assigned from time to time, the "**First Note**") and (ii) that certain Amended and Restated Commercial Real Estate Lien Note dated August 16, 2024 in the original principal amount of \$385,384.57, executed by Borrower and made payable to Lender (as amended, restated, modified, supplemented or assigned from time to time, the "**Second Note**"; together with the First Note, the "**Note**")

Beneficiary's Address: 2801 N. Thanksgiving Way
Suite 225
Lehi, Utah 84043

Property: The real property described in Exhibit A attached hereto, together with any and all goods, materials, supplies, chattels, furniture, fixtures, equipment and machinery attached to, placed in or on, or used in connection with the use, enjoyment, occupancy or operation of all or any part thereof, building materials, equipment, work in process, and other tangible and intangible property and rights thereto described in the Deed of Trust or related security agreements.

Substitute Trustee: Megan Randle, Robert Randle or Ebbie Murphy

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: James D. Wilson

Foreclosure Sale: (the "**Foreclosure Sale**")

Date: Tuesday, August 5, 2025

Time: The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., local time.

Place: The downstairs main lobby at the front door of the courthouse facing Main Street (or another location as designated for foreclosure sales by the Jackson County Commissioners Court pursuant to § 51.002 of the Texas Property Code).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

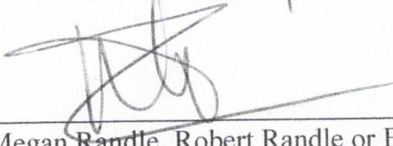
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Beneficiary, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust and any related security agreements in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

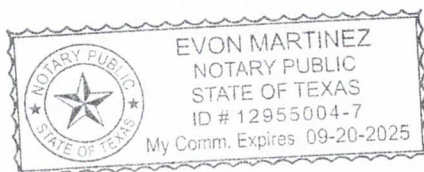
WITNESS MY HAND this 15 day of July, 2025.


Megan Randle, Robert Randle or Ebbie Murphy
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: James D. Wilson

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I, the undersigned Notary Public, do hereby certify that Megan Randle, Robert Randle or Ebbie Murphy, personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Beneficiary, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the 15th day of July, 2025.



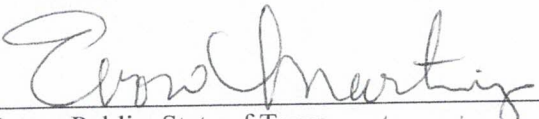

Notary Public, State of Texas
Commission Expires: 09/20/2025
Printed Name: Evon Martinez

Exhibit A: Real Property Description

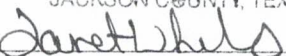
3:43
FILED 7/15/25
Katherine R. Books, Clerk of County Court
JACKSON COUNTY, TEXAS
BY 

EXHIBIT A

REAL PROPERTY DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF PORT LAVACA, COUNTY OF JACKSON, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

LOT TWENTY THREE (23), BLOCK THREE (3), SUNRISE BAY SUBDIVISION, A SUBDIVISION IN JACKSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS SLIDES 201-B THROUGH 205-B, PLAT RECORDS OF JACKSON COUNTY, TEXAS.

PROPERTY ID: R41235