

FILED

2025 JUL 14 PM 1:28

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY My DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
[Commercial Property]

WHEREAS, on July 14, 2021, First Universal Management Company, a Delaware corporation (the “**Grantor**”), executed that certain (Second Lien) Deed of Trust (with Security Agreement and Assignment of Rents) for the benefit of Graham Mortgage Corporation, a Texas corporation (the “**Beneficiary**”), such being recorded on July 21, 2021 with the County Clerk of Dallas County, Texas as Document Number 202100216818 (as affected by that certain First Modification of Deed of Trust Note and Deed of Trust (with Security Agreement and Assignment of Rents) dated July 14, 2021 recorded as Document Number 202100216817 in Official Records of Dallas County, Texas, the “**Modification**”, together the “**Deed of Trust**”), conveying to David G. Drumm, as Trustee (the “**Trustee**”), certain real property and other property described therein (the “**Property**”) to secure payment of all indebtedness owed or to be owing to the Beneficiary (the “**Indebtedness**”) including, without limitation, the indebtedness evidenced by that certain (Second) Deed of Trust Note dated July 14, 2021 given by Grantor to Beneficiary in the original principal amount of \$60,000.00 (as affected by the Modification, the “**Note**”); and

WHEREAS, Beneficiary is the legal and equitable owner and holder of the Indebtedness secured by said Deed of Trust;

WHEREAS, Beneficiary has appointed Theodore R. Harrington, Chandler M. Webb or Austin Gilleland as Substitute Trustee, pursuant to its power and authority under said Deed of Trust and/or the Texas Property Code, by instrument dated July 17, 2024, recorded on July 17, 2024, as Document Number 202400142701 in the Official Public Records of Dallas County, Texas; and

WHEREAS, defaults have occurred in the payment of the Indebtedness, and Beneficiary has requested the undersigned or any substitute trustee under the Deed of Trust to sell the Property on Tuesday, the 5th day of August, 2025 (the “**Subject Foreclosure**”);

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 5th day of August, 2025, between 10:00 a.m. and 1:00 p.m., I or any other substitute trustee under the Deed of Trust will sell the Property secured by the Deed of Trust at the door of the County Courthouse (or such other location) designated by the Dallas County Commissioner’s Court as the location for such sales in Dallas County, Texas, to the highest bidder for cash. The earliest time the sale will begin is 10:00 a.m. Pursuant to applicable law, the sale will begin at such time or within three hours thereafter.

The Property is located in the County of Dallas, State of Texas, as more particularly described on Exhibit A, attached hereto and incorporated herein. The Property includes both real and personal property, and formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust 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.

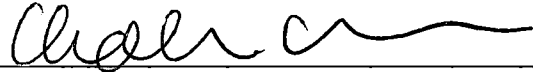
The Subject Foreclosure will be made expressly subject to any title matters set forth in the Deed of Trust and all prior matters of record affecting the Property, if any, to the extent they remain in force and effect and have not been subordinated to the Deed of Trust. The Subject Foreclosure will not cover any part of the Property that has been released of public record from the lien or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in its "**AS IS, WHERE IS**" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Subject Foreclosure. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by said Trustee.

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.

WITNESS MY HAND this 14th day of July, 2025.

A handwritten signature in black ink, appearing to read "Chandler M. Webb", written over a horizontal line.

**Chandler M. Webb, Substitute Trustee
Carrington, Coleman, Sloman &
Blumenthal, LLP
901 Main Street, Suite 5500
Dallas, Texas 75202**

EXHIBIT A

PROPERTY

Being Lot 12, Block 5 of Northlake Woodlands East Phase 5, an Addition to the City of Coppell, Dallas County, Texas, according to the Map thereof recorded in Volume 84051, Page 2353, of the Map Records of Dallas County, Texas.

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COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
[Commercial Property]

WHEREAS, on February 16, 2018, First Universal Management Company, a Delaware corporation (the "**Grantor**"), executed that certain Deed of Trust (with Security Agreement and Assignment of Rents) for the benefit of Graham Mortgage Corporation (the "**Beneficiary**"), such being recorded on February 23, 2018 with the County Clerk of Dallas County, Texas as Document Number 201800047689 (as modified by that certain First Modification of Deed of Trust Note and Deed of Trust (with Security Agreement and Assignment of Rents) dated July 14, 2021 recorded as Document Number 202100216817 in Official Records of Dallas County, Texas, the "**Modification**", together the "**Deed of Trust**"), conveying to David G. Drumm, as Trustee (the "**Trustee**"), certain real property and other property described therein (the "**Property**") to secure payment of all indebtedness owed or to be owing to the Beneficiary (the "**Indebtedness**") including, without limitation, the indebtedness evidenced by that certain Deed of Trust Note dated February 16, 2018 given by Grantor to Beneficiary in the original principal amount of \$350,000.00 (together with the Modification, the "**Note**"); and

WHEREAS, Beneficiary is the legal and equitable owner and holder of the Indebtedness secured by said Deed of Trust;

WHEREAS, Beneficiary has appointed Theodore R. Harrington, Chandler M. Webb or Austin Gilleland as Substitute Trustee, pursuant to its power and authority under said Deed of Trust and/or the Texas Property Code, by instrument dated July 17, 2024, recorded on July 17, 2024, as Document Number 202400142700 in the Official Public Records of Dallas County, Texas; and

WHEREAS, defaults have occurred in the payment of the Indebtedness, and Beneficiary has requested the undersigned or any substitute trustee under the Deed of Trust to sell the Property on Tuesday, the 5th day of August, 2025 (the "**Subject Foreclosure**");

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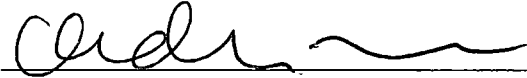
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Carrington, Coleman, Sloman &
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901 Main Street, Suite 5500
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