

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.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
UNDER DEED OF TRUST**

THE STATE OF TEXAS §
COUNTY OF DALLAS §

2025 DEC 12 AM 11:02
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY BY

正言

RECITALS:

On December 22, 2021, Tides at Highland Meadows TIC I, LLC, a Delaware limited liability company, Tides at Highland Meadows TIC II, LLC, a Delaware limited liability company, Dallas Montecito LLC, a Delaware limited liability company, and Buckles and Boots, LLC, a Delaware limited liability company (individually or collectively, as the context may require, and jointly and severally, the “Mortgagor”), executed and delivered to Peter Graf, as Trustee, a Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing (the “Original Deed of Trust”), as amended by a First Amendment to Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing (the “First Amendment”) dated November 9, 2023, and a Supplemental Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing (the “Supplemental Deed of Trust”) dated November 9, 2023 (the Original Deed of Trust, the First Amendment, and the Supplemental Deed of Trust, individually and collectively, as the context may require, the “Deed of Trust”) to secure unto CMTG Lender 84 LLC, a Delaware limited liability company (“Original Mortgagee”), among other indebtedness and obligations described therein, payment of the certain Promissory Note (the “Original Note”) dated December 22, 2021, in the original maximum principal amount of **\$76,350,000.00**, and the certain Supplemental Promissory Note (the “Supplemental Note”) dated November 9, 2023, in the maximum principal amount of **\$7,551,000.00** (the Original Note and the Supplemental Note, individually and together, as the context may require, the “Note”), each executed by Mortgagor, payable to the order of Original Mortgagee as the same may have been renewed, extended, rearranged, and/or substituted from time to time. The Deed of Trust covers and affects, among other property, the real property located in Dallas County, Texas, described on Exhibit A attached hereto and hereby made a part hereof, together with all improvements and fixtures thereon and all rights, privileges, and appurtenances thereto. The Original Deed of Trust, the First Amendment, and the Supplemental Deed of Trust each was filed for record in the Official Records of Dallas County, Texas (“Clerk’s Office”) under, respectively, Instrument No. 202100382268, Instrument No. 202300229084, and Instrument No. 202300229083. By this reference, the Deed of Trust is hereby incorporated herein for all purposes.

Original Mortgagee assigned all of its rights and interest in and to the Note, the Deed of Trust, and all liens and security interests securing the Note, to CMTG WF Finance LLC, a Delaware limited liability company, which assigned all of its rights and interest in and to the Note, the Deed of Trust, and all liens and security interests securing the Note, to CMTG JNP Finance LLC (as may be further assigned to one or more successors and/or assignees, the "Mortgagee"), under the terms of that certain Assignment of Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing and Assignment of Assignment of Leases and Rents dated December 31, 2021, to CMTG WF Finance LLC, recorded in the Clerk's Office under Instrument No. 202300189031, that certain Assignment of Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing dated June 4, 2025, to Mortgagee, recorded in the Clerk's Office under Instrument No. 202500116907, and that certain Assignment of Supplemental Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing dated June 4, 2025, to Mortgagee, recorded in the Clerk's Office under Instrument No. 202500116908. Mortgagee is the present legal and equitable owner and holder of the Note, the Deed of Trust, and all liens and security interests securing the Note.

By instrument filed of record in the Clerk's Office, Mortgagee removed Peter Graf as Trustee and removed each and every other previously designated or appointed original Trustee or Substitute Trustee and replaced each of them with Tai C. Tran as Substitute Trustee.

Mortgagee has requested that I, as Substitute Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust.

In accordance with the foregoing, I hereby give notice as set forth below.

NOTICE:

Notice is hereby given that after due posting, filing, and service of this notice as required by the Deed of Trust and the law, Tai C. Tran, as Substitute Trustee, will sell the property described below at a public sale at auction to the highest bidder or bidders for cash, in Dallas County, Texas (the County in which the real property covered and affected by the Deed of Trust is situated). The sale will occur in the area designated by the commissioners' court of Dallas County, Texas as the area where such sales are to take place. The sale will begin no earlier than 10:00 a.m. CST, and no later than three hours after that time, on January 6, 2026 (the first Tuesday in the month of January 2026). At such public sale at auction, I will sell all of the real property described in and covered by the Deed of Trust located in Dallas County, Texas, together with all improvements and fixtures situated thereon and all and singular the rights, privileges, and appurtenances thereto, such real property being more particularly described on Exhibit A, hereto attached and hereby made a part hereof. Notice is also hereby given that in accordance with the provisions of the Texas Business and Commerce Code and the Deed of Trust, all furniture, equipment, machinery, and other items of personal property, tangible and intangible, and all rights, privileges, and appurtenances thereto, subject to the security interest of the Deed of Trust shall also be sold together with such real property.

[Signature block and acknowledgement on following page]

Executed on December 12, 2025.

Tai C. Tran
Tai C. Tran,
Substitute Trustee

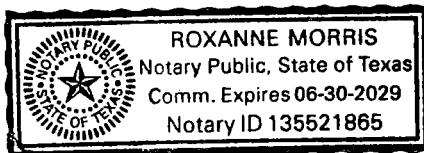
ADDRESS OF SUBSTITUTE TRUSTEE:

Troutman Pepper Locke LLP
300 Colorado Street
Suite 2100
Austin, Texas 78701
Telephone No. (512) 305-4700

THE STATE OF TEXAS §
§
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on December 12, 2025, by Tai C. Tran, Substitute Trustee.

[SEAL]



Notary Public in and for the State of Texas

Exhibit A – Description of the Real Property

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

BEING A TRACT OR PARCEL OF LAND OUT OF CITY BLOCK H/7487, AND BEING LOT 2, BLOCK H/7487, NUCKOLS CROSSING ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 83201, PAGE 2168, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, (BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF AMANDA LANE BEING NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST):

BEGINNING AT A POINT IN THE NORTH LINE OF PANDORA DRIVE (A 60 FEET RIGHT-OF-WAY), SAID POINT BEING AT THE EAST END OF A CORNER CLIP IN THE EAST LINE OF AMANDA LANE (A 56 FEET RIGHT-OF-WAY), FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS NORTH 64 DEGREES 45 MINUTES EAST, 2.2 FEET;

THENCE NORTH 45 DEGREES 48 MINUTES 01 SECOND WEST, A DISTANCE OF 13.98 FEET TO A POINT FOR CORNER IN THE EAST LINE OF AMANDA LANE, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS NORTH 03 DEGREES 32 MINUTES WEST, 1.0 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID AMANDA LANE, A DISTANCE OF 93.84 FEET TO A 5/8 INCH IRON ROD FOUND AT A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 222.00 FEET, A CENTRAL ANGLE OF 33 DEGREES 08 MINUTES 00 SECONDS, AND A TANGENT OF 66.04 FEET;

THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID EAST LINE OF AMANDA LANE AN ARC LENGTH OF 128.38 FEET TO A 5/8 INCH IRON ROD FOUND AT A POINT OF TANGENCY;

THENCE NORTH 33 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID AMANDA LANE, A DISTANCE OF 365.92 FEET TO A 3/8 INCH IRON ROD FOUND FOR A POINT OF A CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 147.00 FEET, A CENTRAL ANGLE OF 56 DEGREES 52 MINUTES 00 SECONDS, AND A TANGENT OF 79.59 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT IN A NORTHEASTERLY DIRECTION, AN ARC LENGTH OF 145.90 FEET TO 5/8 INCH IRON ROD WITH CAP SET AS A POINT OF TANGENCY;

THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID AMANDA LANE, A DISTANCE OF 222.98 FEET TO AN "X" FOUND FOR A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT WITH A RADIUS

OF 278.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 12 MINUTES 16 SECONDS, AND A TANGENT OF 19.94 FEET;

THENCE ALONG SAID CURVE TO THE LEFT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG AMANDA LANE, AN ARC LENGTH OF 39.81 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND 3/8 INCH IRON ROD BEARS NORTH 01 DEGREE 23 MINUTES EAST, 1.2 FEET;

THENCE SOUTH 46 DEGREES 55 MINUTES 29 SECONDS EAST, DEPARTING THE SOUTH LINE OF AMANDA LANE, A DISTANCE OF 195.90 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS NORTH 00 DEGREES 08 MINUTES WEST, 1.1 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS NORTH 03 DEGREES 26 MINUTES WEST, 1.1 FEET;

THENCE SOUTH 47 DEGREES 03 MINUTES 16 SECONDS EAST, A DISTANCE OF 274.26 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 01 DEGREES 18 MINUTES EAST, 1.1 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 54 SECONDS WEST, A DISTANCE OF 362.82 FEET TO AN INTERIOR CORNER, FROM WHICH A FOUND FENCE POST CORNER BEARS NORTH 00 DEGREES 04 MINUTES WEST, 2.2 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST, A DISTANCE OF 249.56 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF PANDORA DRIVE, FROM WHICH A FOUND 3/8 INCH IRON ROD BEARS NORTH 00 DEGREES 04 MINUTES WEST, 1.2 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF PANDORA DRIVE, A DISTANCE OF 589.78 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF CURVATURE TO A CIRCULAR CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 22 MINUTES 55 SECONDS, AND A TANGENT OF 1.0 FEET;

THENCE ALONG SAID CURVE TO THE LEFT IN A SOUTHWESTERLY DIRECTION AND CONTINUING ALONG THE NORTH LINE OF SAID PANDORA DRIVE, AN ARC LENGTH OF 2.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.3768 ACRES OR 364,898 SQUARE FEET OF LAND, MORE OR LESS.

TRACT 2:

BEING A TRACT OR PARCEL OF LAND, CONTAINING 12.7152 ACRES OR 553,812 SQUARE FEET SITUATED IN THE NATHAN FULLER SURVEY, ABSTRACT NO. 473, DALLAS COUNTY, TEXAS BEING LOT 1, BLOCK G/7487 AND LOT 1, BLOCK 1/7487 OF STONEY CREEK APARTMENTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83001, PAGE 1943 OF THE DALLAS COUNTY DEED RECORDS

AND BEING THAT SAME PROPERTY CALLED 12.7057 ACRES TRACT OF LAND DESCRIBED IN VOLUME 96001, PAGE 3863 OF THE DALLAS COUNTY REAL PROPERTY RECORDS SAID 12.7152 ACRES OR 553,812 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS THE NORTHWEST RIGHT-OF-WAY LINE OF AMANDA LANE, BEING SOUTH 33 DEGREES 00 MINUTES 00 SECONDS WEST);

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY LINE OF AMANDA LANE (56 FEET WIDE) MARKING THE EASTERLY SOUTHEAST CUT BACK CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 37 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG SAID CUT BACK, A DISTANCE OF 14.35 FEET TO A 5/8 INCH IRON ROD SET IN THE NORTHERLY RIGHT OF WAY LINE OF PANDORA DRIVE (60 FEET WIDE) MARKING THE MOST SOUTHERLY SOUTHEAST CUT BACK CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID PANDORA DRIVE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, SUBTENDING A CENTRAL ANGLE OF 34 DEGREES 09 MINUTES 38 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 58 DEGREES 04 MINUTES 49 SECONDS WEST 176.23 FEET AND HAVING AN ARC DISTANCE OF 178.86 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND MARKING A POINT OF TANGENCY;

THENCE SOUTH 41 DEGREES 00 MINUTES 00 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID PANDORA DRIVE, A DISTANCE OF 147.74 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 61 DEGREES 26 MINUTES EAST, 0.3 FEET;

THENCE NORTH 66 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK G/7487, A DISTANCE OF 103.44 FEET TO AN ANGLE POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 48 DEGREES 33 MINUTES 43 SECONDS EAST A DISTANCE OF 0.7 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK G/7487, A DISTANCE OF 179.52 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 23 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK G/7487, A DISTANCE OF 225.48 FEET TO AN ANGLE POINT;

THENCE NORTH 54 DEGREES 01 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK G/7487, A DISTANCE OF 115.12 FEET TO AN ANGLE POINT;

THENCE NORTH 33 DEGREES 45 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK G/7487, A DISTANCE OF 132.50 FEET (DEED CALL 132.50 FEET) TO AN ANGLE POINT;

THENCE NORTH 77 DEGREES 50 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF

* SAID LOT 1, BLOCK G/7487, A DISTANCE OF 97.00 FEET TO AN ANGLE POINT;

THENCE NORTH 61 DEGREES 04 MINUTES 07 SECONDS WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK G/7487, A DISTANCE OF 127.74 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF WICKERSHAM ROAD (60 FEET WIDE) MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1/7487 FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 12 DEGREES 03 MINUTES EAST, A DISTANCE OF 0.8 FEET;

THENCE NORTH 12 DEGREES 03 MINUTES 10 SECONDS EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID WICKERSHAM ROAD, A DISTANCE OF 109.00 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND MARKING A POINT OF CURVATURE;

THENCE IN A NORTHERLY DIRECTION, CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID WICKERSHAM ROAD, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1476.06 FEET, A CENTRAL ANGLE OF 12 DEGREES 14 MINUTES 10 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 56 MINUTES 05 SECONDS EAST, 314.63 FEET AND HAVING AN ARC DISTANCE OF 315.23 FEET TO AN "X" FOUND IN CONCRETE MARKING A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF WICKERSHAM ROAD, A DISTANCE OF 103.77 FEET TO A POINT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 89 DEGREES 06 MINUTES EAST, A DISTANCE OF 1.2 FEET MARKING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 52 MINUTES 33 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1/7481, A DISTANCE OF 469.78 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR CORNER ON THE WESTERLY LINE OF LOT 2, BLOCK G/7487 OF AMANDA PLACE, OF RECORD IN VOLUME 83179, PAGE 4306 OF THE DALLAS COUNTY DEED RECORDS;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 18.99 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 57 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK G/7487 AND SAID WESTERLY LINE, A DISTANCE OF 341.35 FEET TO A 5/8 INCH IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY LINE OF SAID AMANDA LANE;

THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID AMANDA LANE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 203.00 FEET, SUBTENDING A CENTRAL ANGLE OF 20 DEGREES 27 MINUTES 16 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 13 MINUTES 38 SECONDS WEST 72.09 FEET AND HAVING AN ARC DISTANCE OF 72.47 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND MARKING A POINT OF TANGENCY;

THENCE SOUTH 33 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID AMANDA LANE, A DISTANCE OF 365.92 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND MARKING A POINT OF CURVATURE;

THENCE IN A SOUTHWESTERLY DIRECTION, CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID AMANDA LANE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 278.00 FEET, A CENTRAL ANGLE OF 33 DEGREES 08 MINUTES 00 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES 26 MINUTES 00 SECONDS WEST, 158.53 FEET AND HAVING AN ARC DISTANCE OF 160.76 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID AMANDA LANE, A DISTANCE OF 101.41 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.7152 ACRES OR 553,812 SQUARE FEET OF LAND.

TRACT 3:

BEING A TRACT OR PARCEL OF LAND CONTAINING 2.0500 ACRES OR 89,297 SQUARE FEET SITUATED IN THE NATHAN FULLER SURVEY, ABSTRACT NO. 473, DALLAS COUNTY, TEXAS BEING LOT 2, BLOCK F/7487 OF STONEY CREEK APARTMENTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73094, PAGE 2310 OF THE DALLAS COUNTY DEED RECORDS AND BEING THAT SAME PROPERTY CALLED 12.050 ACRE TRACT OF LAND DESCRIBED IN VOLUME 96001, PAGE 3863 OF THE DALLAS COUNTY REAL PROPERTY RECORDS. SAID 2.0500 ACRES OR 89,297 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS THE NORTHWEST RIGHT-OF-WAY LINE OF AMANDA LANE, BEING SOUTH 33 DEGREES 00 MINUTES 00 SECONDS WEST);

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF PANDORA DRIVE (60 FEET WIDE) MARKING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 65 DEGREES 01 MINUTE EAST, A DISTANCE OF 0.3 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY, LINE OF SAID LOT 2, BLOCK F/7487, A DISTANCE OF 314.99 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 61 DEGREES 18 MINUTES 59 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK F/7487, A DISTANCE OF 165.07 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 42 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK F/7487, A DISTANCE OF 280.03 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID PANDORA DRIVE MARKING THE NORTHWESTERLY OR MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PANDORA DRIVE, A DISTANCE OF 147.74 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE;

THENCE IN A NORTHEASTERLY DIRECTION, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PANDORA DRIVE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 48 DEGREES 52 MINUTES 00 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 26 MINUTES 00 SECONDS EAST, 198.54 FEET AND HAVING AN ARC DISTANCE OF 204.69 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF TANGENCY;

THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PANDORA DRIVE, A DISTANCE OF 61.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.0500 ACRES OR 89,297 SQUARE FEET OF LAND, MORE OR LESS.

After recording, return to:

Troutman Pepper Locke LLP
300 Colorado Street, Suite 2100
Austin, Texas 78701
Telephone No. (512) 305-4700
Attention: Tai C. Tran, Esq.

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 1ST day of APRIL, 2014, ULISES RAMIREZ-MARTINEZ and MARIA MERCEDES RIVERA-LEON executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure KINGSFORD HOUSING, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 201400086919 of the Deed of Trust records of Dallas County, Texas; and

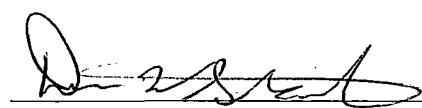
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6TH day of JANUARY, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 8, BLOCK E/8261, OF COLLEGE PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 320, PAGE 21, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOW AS 4234 LELAND COLLEGE DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, the 11 day of DECEMBER, 2025.


DARRIN W. STANTON

BY DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 DEC 12 AM 11:03

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 2nd day of JUNE, 2025, RISE-DEAVER CAPITAL, LLC executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure SONYA ESMALI, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 202500116078, of the Deed of Trust records of Dallas County, Texas; and

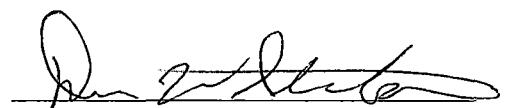
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6TH day of JANUARY, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOTS 8 & 9, BLOCK 27/4324, BELLEVIEW ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 475, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 4002 & 4006 S. DENLEY, DALLAS, TEXAS.

WITNESS MY HAND, the 11 day of DECEMBER, 2025.


DARRIN W. STANTON, TRUSTEE

RECEIVED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS
2025 DEC 12 AM 11:03

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 12th day of DECEMBER, 2024, **TEXAN MODERN GROUP, LLC**, executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **DFW INVESTOR LENDING, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 202400253075, of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

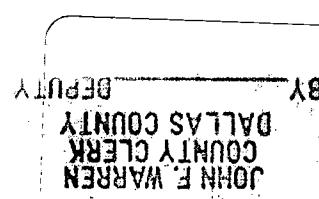
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of JANUARY, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 22 AND THE NORTHEAST 5 FT, OF LOT 21, IN BLOCK 23/1615, OF THE REVISED PLAT OF BLOCKS 6, 7, 14, 15, 23 AND 31, OF MOUNT AUBURN ADDITION, AN ADDITION TO THE CITY OF DALLAS TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 276, MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 601 CRISTLER AVENUE, DALLAS, TEXAS.

WITNESS MY HAND, the 11 day of DECEMBER, 2025.


DARRIN W. STANTON, TRUSTEE



FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 28th day of JULY, 2025, **TEXAN MODERN GROUP, LLC**, executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **DFW INVESTOR LENDING, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 202500161498, of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of JANUARY, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 3, BLOCK 4/7469, OF COUNTRY CLUB PARK, AN ADDITION TO THE CITY OF DALLAS TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 75, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 10932 DUNAWAY DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, the 11 day of DECEMBER, 2025.


DARRIN W. STANTON, TRUSTEE

BY _____
JOHN E. WARREN
COUNTRY CLERK
DALLAS COUNTY
DEPUTY

2025 DEC 12 AM 11:03

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 22ND day of JUNE, 2022, **ISAI SOLUTIONS, LLC**, executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **DFW INVESTOR LENDING, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 202200177071, of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of JANUARY, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

UNIT 314, BUILDING A, ROYAL LANE HIGHLANDS CONDOMINIUMS, CITY OF DALLAS, A CONDOMINIUM PROJECT IN DALLAS COUNTY TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 83170, PAGE 4511, VOLUME 94225, PGE 1262, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 9520 ROYAL LANE #314, DALLAS, TEXAS.

WITNESS MY HAND, the 11 day of DECEMBER, 2025.


DARRIN W. STANTON, TRUSTEE

BY DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN
2025 DEC 12 AM 11:03

FILED

FILED

NOTICE OF TRUSTEE'S SALE

2025 DEC 12 AM 11:03

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

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.

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

DATE OF SALE: Tuesday, the 6th day of January, 2026.

TIME OF SALE: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

PLACE OF SALE: Dallas County Courthouse, George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area at the George Allen Courts Building designated by the Commissioner's Court, Dallas County, Texas, where the foreclosures are to take place, such area is on the North Side of the Building facing 600 Commerce Street below the overhang.

INFORMATION REGARDING THE LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Declaration and Master Deed for Springstead Condominiums, recorded under Document No. 198301917982 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Declaration and Master Deed for Springstead Condominiums*, recorded under Document No. 198301917982 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Springstead Condominium Association, Inc. (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Springstead Condominium Association, Inc. (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: November 12, 2025.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Springstead Condominium Association, Inc. (the "Project") and is subject to the Declaration and Master Deed for Springstead Condominiums, (the "Declaration").

Jane K. Wright ("Debtor") is the owner of the Property pursuant to a Warranty Deed with Vendor's Lien Correction Affidavit recorded at Document No. 202000127684, Official Public Records, Dallas County, Texas;

The Declaration establishes Springstead Condominium Association, Inc. (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtor has failed to pay the Assessments imposed by the Association;

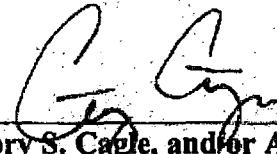
The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases, and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

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

Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email debtverification@caglepugh.com.

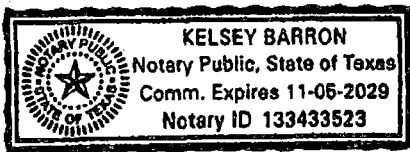
IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 14th day of November, 2025.



Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfehr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, any to act as trustee

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 14th day of November, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfehr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, Trustee.



K Barron
Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfehr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, any to act as trustee

CAGLE PUGH

4301 Westbank Drive, Building A, Suite 150,
Austin, Texas 78746

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 5565 PRESTON OAKS ROAD, UNIT 140, DALLAS, TEXAS 75254.

UNIT NO.140, IN BUILDING F, TOGETHER WITH AN UNDIVIDED INTEREST IN THE APPURTENANT COMMON ELEMENTS OF SPRINGSTEAD CONDOMINIUMS, A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION, RECORDED IN VOLUME 83191,PAGE 5832,CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS.

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. Tex. Prop. Code § 51.002(i).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF DALLAS §

Date: December 16, 2025

Borrower: Polaris TX21 SPE, LLC, a Delaware limited liability company

Borrower's Address: Polaris TX21 SPE, LLC
1388 Sutter Street, Suite 1220
San Francisco, California 94109
Attention: Travis B. Pacoe
tpacoe@polaris-llc.com

Polaris TX21 TIC 01 SPE, LLC
1388 Sutter Street, Suite 1220
San Francisco, California 94109
Attention: Travis B. Pacoe
tpacoe@polaris-llc.com

Holder: BRSP 2021-FL1, LTD., an exempted company incorporated with limited liability under the laws of the Cayman Islands

Holder's Address: 590 Madison Avenue, 33rd Floor
New York, New York 10022
Attention: Director-Legal

Substitute Trustees: Jay L. Krystnik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan Ross, Ben Breckler, Tristan Sierra, Haley Bray, and Emily Chang, and each of them acting alone

Substitute Trustees' c/o Reed Smith LLP
Address: 2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201
(469) 680-4200

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

2025 DECEMBER 16 AM 8:36

FILED

Deed of Trust:

DEED OF TRUST, SECURITY AGREEMENT,
ASSIGNMENT OF LEASES AND RENTS AND FIXTURE
FILING

Date: as of July 19, 2021

Grantor: Polaris TX21 SPE, LLC, a Delaware limited liability company,
and Polaris TX21 TIC 01 SPE, LLC, a Delaware limited
liability company

Original Lender: BRIGHTSPIRE CREDIT 8, LLC, a Delaware limited liability
company

Trustee: OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY

Secures: The loan in the maximum principal amount of up to
\$52,980,900.00 evidenced by that certain Promissory Note
dated as of July 19, 2021, executed by Grantor and made
payable to the order of Original Lender (as amended, restated,
replaced, supplemented, endorsed, assigned, or otherwise
modified from time to time, the "Note"), which is currently
held by Holder.

Recording: Recorded July 20, 2021, in the Real Property Records of
Dallas County, Texas (the "Records"), as Document Number
202100214333;

The Deed of Trust was assigned by Original Lender to
BRIGHTSPIRE CREDIT 8 PLEDGOR, LLC, a Delaware
limited liability company F/K/A CLNC CREDIT 8
PLEDGOR, LLC, a Delaware limited liability company,
pursuant to that certain ASSIGNMENT OF DEED OF TRUST,
SECURITY AGREEMENT, ASSIGNMENT OF LEASES
AND RENTS AND FIXTURE FILING, dated effective as of
September 7, 2021, and recorded on November 9, 2021, in the
Records, as Document Number 202100336389;

The Deed of Trust was further assigned by BRIGHTSPIRE
CREDIT 8 PLEDGOR, LLC, a Delaware limited liability
company F/K/A CLNC CREDIT 8 PLEDGOR, LLC, a
Delaware limited liability company, to BRIGHTSPIRE REPO
SELLER HOLDCO, LLC, a Delaware limited liability
company F/K/A CLNC REPO SELLER HOLDCO, LLC, a
Delaware limited liability company, pursuant to that certain
ASSIGNMENT OF DEED OF TRUST, SECURITY
AGREEMENT, ASSIGNMENT OF LEASES AND RENTS
AND FIXTURE FILING, dated effective as of September 7,

2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336390;

The Deed of Trust was further assigned by BRIGHTSPIRE REPO SELLER HOLDCO, LLC, a Delaware limited liability company F/K/A CLNC REPO SELLER HOLDCO, LLC, a Delaware limited liability company, to BRIGHTSPIRE CAPITAL RE HOLDCO, LLC, a Delaware limited liability company F/K/A CREDIT RE HOLDCO, LLC, a Delaware limited liability company, pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336391;

The Deed of Trust was further assigned by BRIGHTSPIRE CAPITAL RE HOLDCO, LLC, a Delaware limited liability company F/K/A CREDIT RE HOLDCO, LLC, a Delaware limited liability company, to BRIGHTSPIRE CAPITAL MORTGAGE PARENT, LLC, a Delaware limited liability company F/K/A CLNC MORTGAGE PARENT, LLC, a Delaware limited liability company, pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336392;

The Deed of Trust was further assigned by BRIGHTSPIRE CAPITAL MORTGAGE PARENT, LLC, a Delaware limited liability company F/K/A CLNC MORTGAGE PARENT, LLC, a Delaware limited liability company, to BRIGHTSPIRE CAPITAL MORTGAGE SUB-REIT, LLC, a Delaware limited liability company F/K/A CLNC MORTGAGE SUB-REIT, LLC, a Delaware limited liability company, pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336393;

The Deed of Trust was further assigned by BRIGHTSPIRE CAPITAL MORTGAGE SUB-REIT, LLC, a Delaware limited liability company F/K/A CLNC MORTGAGE SUB-REIT, LLC, a Delaware limited liability company, to BRSP 2021-FL1 FUNDING, LLC, a Delaware limited liability company,

pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336394;

The Deed of Trust was further assigned by BRSP 2021-FL1 FUNDING, LLC, a Delaware limited liability company, to Holder, pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336395;

The Deed of Trust was amended pursuant to that certain AMENDED AND RESTATEMENT LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of March 7, 2025, and recorded on March 13, 2025, in the Records, as Document Number 202500050564

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A and Exhibit B attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this instrument, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, January 6, 2026

Time of Sale:

The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale:

On the North Side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder, or Holder's successors or assigns, may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 16th day of December 2025.

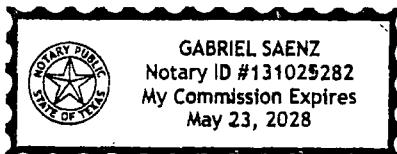


Jay L. Krystinik, Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 16th day of December 2025, by Jay L. Krystinik, as Substitute Trustee.

[SEAL]



My Commission Expires:

May 23, 2028

After recording return to:

Jay L. Krystinik
Reed Smith LLP
2850 N. Harwood St., Suite 1500
Dallas, Texas 75201

Colle S

Notary Public, State of Texas

Gabriel Saenz
Printed Name of Notary

EXHIBIT A
LEGAL DESCRIPTION – Forest Cove Apts.

Tract I:

Lot 1A, Block A/8097 of OAKSHIRE PLACE II ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003105, Page 310, of the Map Records of Dallas County, Texas.

Tract II:

Lot 1B, Block A/8097 of OAKSHIRE PLACE II ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003105, Page 310, of the Map Records of Dallas County, Texas.

SAVE & EXCEPT

That 2,150 square feet of land, more or less, being more fully described in Deed from 9600 Forest Lane Holdings, L.P., a Texas limited partnership to State of Texas, dated July 11, 2007, filed August 27, 2007, recorded in/under Instrument No. 20070309819 of the Real Property Records of Dallas County, Texas.

Tract III:

Lot 1A, Block A/8096 of OAKSHIRE PLACE II ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003105, Page 310, of the Map Records of Dallas County, Texas.

For informational purposes only:

Common street address: 9600 Forest Lane, Dallas, Texas 75243

Tax Parcel No.:

Tract I: 008097000A01A0000

Tract II: 008097000A01B0100

Tract III: 008096000A01A0000

Exhibit B

Pledged Lease

That certain Ground Lease between Pleasanton Housing Finance Corporation, a Texas public nonprofit housing finance corporation, as landlord or lessor, and Borrower, as lessee, to be dated of even date herewith and to be evidenced by that certain Memorandum of Ground Lease between the foregoing parties to be recorded in the official records of Dallas County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

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 ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

1. **Property To Be Sold.** The property to be sold is described as follows:

LOT 1, BLOCK A, DILIDO SENATE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S NO, 20100233642, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

JOHN F. WARREN, CLERK
DALLAS COUNTY, TEXAS
DEPUTY
Date: January 6, 2026

The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.
The sale shall be completed by no later than 1:00 p.m.

In Dallas, TX at the following location: The area outside on the Northside of the George Allen Courts Building facing Commerce Street below the overhang or as designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place.

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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing 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

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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.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "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 or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

4. Type of Sale. The sale is a non-judicial deed of trust/security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Effiok Ekpenyong. The deed of trust is dated November 4, 2019 and is recorded in the office of the County Clerk of Dallas County, Texas, under Clerk's Document No. 201900299506.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$1,000,000.00, executed by Effiok Ekpenyong, and payable to the order of Stronghill Texas, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Effiok Ekpenyong to Stronghill Texas, LLC. SHC-ET Funding I, LLC (successor in interest to Stronghill Texas, LLC); 7200 N Mopac Expy, Suite 120, Austin, TX 78731, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the counsel for the beneficiary;
BRIAN S. BELLAMY: 7200 North MoPac Expy., Suite 120, Austin, Texas, 78731: 512-346-6011;
brian@SRBSlaw.com

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy, Dylan Schultz (7200 North MoPac Expy., Suite 120, Austin, Texas, 78731), Jim Mills, Susan Mills, George Hawthorne, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Jamie Dworsky, Janet Pinder, Brandy Bacon, Angela Cooper, Andrew Mills-Middlebrook and/or Jeff Benton (9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759), any to act 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: December 9, 2025



Brian S. Bellamy
BELLAMY & SCHULTZ, PLLC
7200 N MoPac Expy., Suite 120
Austin, Texas 78731
Tel: (512) 346-6011
Fax: (512) 346-6005
Email: litigation@SRBSlaw.com

ATTORNEYS FOR SHC-ET FUNDING I, LLC

FILED

NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" SALE)

JOHN F. WARREN
COURT CLERK

2025 DEC 15 PM 1:57

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.

DATE OF NOTICE: December 15, 2025

INSTRUMENT TO BE Deed of Trust ("Deed of Trust")
FORECLOSED:

DATED: February 1, 2022

GRANTOR: Milton Alexander Pereira Cruz & Leila Migdalia Bolainez

TRUSTEE: Derek Hausheer

LENDER: Southern Hills Property Group, LLC

**CURRENT
HOLDER:** Southern Hills Property Group, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202200035239 of the real property records of Dallas County, Texas.

**LEGAL DESCRIPTION &
PROPERTY TO BE SOLD:**

BEING LOT 20, BLOCK 9/6899, GLENVIEW NO. 22, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 48, PAGE 185, MAP RECORDS, DALLAS COUNTY, TEXAS.

(MORE COMMONLY KNOWN AS: 1352
WOODBURN TRAIL, DALLAS, TEXAS 75241)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Milton Alexander Pereira Cruz & Leila Migdalia Bolainez, securing the payment of the indebtedness in the original principal amount of \$175,500.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) any and all modifications, renewals, and extensions of the Promissory Note. Southern Hills Property Group, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: January 6, 2026

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Southern Hills Property Group, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is

hereby given of Southern Hills Property Group, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Southern Hills Property Group, LLC'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 for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Southern Hills Property Group, LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Southern Hills Property Group, LLC. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT HEREBY 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 ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Name and Address of Sender of Notice:

Renfro Law, PLLC

By: Ashleigh Renfro

10226 Midway Road

Dallas, Texas 75229

Phone: 972-708-4425

Fax: 972-521-6413

Notice Pursuant to Section 51.0025 of the Texas Property Code

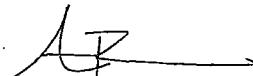
DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Southern Hills Property Group, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Southern Hills Property Group, LLC. Contact information for DIA Servicing, LLC, may be found below:

DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229

Phone: 1.844.222.9450 or 972.708.4425

Email: info@diaservicingtx.com

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
1352 Woodburn Trail
Dallas, Texas 75241

DATE SENT: DECEMBER 15, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-3789-5693-52

BY: AP

Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
3808 Black Oak
Dallas, Texas 75241

DATE SENT: DECEMBER 15, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-3789-5693-69

BY: AP

I HEREBY CERTIFY THAT ON DECEMBER 15, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.

AP

Ashleigh Renfro

NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" SALE)

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.

DATE OF NOTICE: December 15, 2025

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: September 5, 2023

GRANTOR: Milton Pereira & Leila Bolainez

TRUSTEE: Sean A. Clemmensen, Esq.

LENDER: Southern Hills Property Group LLC

CURRENT HOLDER: Southern Hills Property Group LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202300185889 of the real property records of Dallas County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

BEING LOT 2 IN BLOCK 13/6866 OF HIGHLAND HILLS ADDITION, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 36, PAGE 191 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2025 DEC 15 PM 1:57
BY DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

FILED

(MORE COMMONLY KNOWN AS: 3808 BLACK OAK, DALLAS, TEXAS 75241)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Milton Pereira & Leila Bolainez, securing the payment of the indebtedness in the original principal amount of \$157,500.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) any and all modifications, renewals, and extensions of the Promissory Note. Southern Hills Property Group LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: January 6, 2026

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Southern Hills Property Group LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is

hereby given of Southern Hills Property Group LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Southern Hills Property Group LLC'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 for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Southern Hills Property Group LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Southern Hills Property Group LLC. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT HEREBY 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 ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Name and Address of Sender of Notice:

Renfro Law, PLLC

By: Ashleigh Renfro

10226 Midway Road

Dallas, Texas 75229

Phone: 972-708-4425
Fax: 972-521-6413

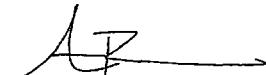
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Southern Hills Property Group LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Southern Hills Property Group LLC. Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC

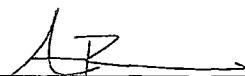


By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

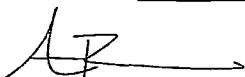
Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
3808 Black Oak
Dallas, Texas 75241

DATE SENT: DECEMBER 15, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-3789-5693-38

BY: 

Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
1352 Woodburn Trail
Dallas, Texas 75241

DATE SENT: DECEMBER 15, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-3789-5693-45

BY: 

I HEREBY CERTIFY THAT ON DECEMBER 15, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.


Ashleigh Renfro

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. Tex. Prop. Code § 51.002(i).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF DALLAS §

Date: December 15, 2025

Borrower: Polaris TX21 SPE, LLC, a Delaware limited liability company

Borrower's Address: Polaris TX21 SPE, LLC
1388 Sutter Street, Suite 1220
San Francisco, California 94109
Attention: Travis B. Pacoe
tpacoe@polaris-llc.com

Polaris TX21 TIC 01 SPE, LLC
1388 Sutter Street, Suite 1220
San Francisco, California 94109
Attention: Travis B. Pacoe
tpacoe@polaris-llc.com

Holder: BRSP 2021-FL1, LTD., an exempted company incorporated with limited liability under the laws of the Cayman Islands

Holder's Address: 590 Madison Avenue, 33rd Floor
New York, New York 10022
Attention: Director-Legal

Substitute Trustees: Jay L. Krystnik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan Ross, Ben Breckler, Tristan Sierra, Haley Bray, and Emily Chang, and each of them acting alone

Substitute Trustees'
Address: c/o Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201
(469) 680-4200

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2025 DEC 15 PM 1:29

FILED

Deed of Trust:

DEED OF TRUST, SECURITY AGREEMENT,
ASSIGNMENT OF LEASES AND RENTS AND FIXTURE
FILING

Date: as of July 19, 2021

Grantor: Polaris TX21 SPE, LLC, a Delaware limited liability company,
and Polaris TX21 TIC 01 SPE, LLC, a Delaware limited
liability company

Original Lender: BRIGHTSPIRE CREDIT 8, LLC, a Delaware limited liability
company

Trustee: OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY

Secures: The loan in the maximum principal amount of up to
\$52,980,900.00 evidenced by that certain Promissory Note
dated as of July 19, 2021, executed by Grantor and made
payable to the order of Original Lender (as amended, restated,
replaced, supplemented, endorsed, assigned, or otherwise
modified from time to time, the "Note"), which is currently
held by Holder.

Recording: Recorded July 20, 2021, in the Real Property Records of
Dallas County, Texas (the "Records"), as Document Number
202100214333;

The Deed of Trust was assigned by Original Lender to
BRIGHTSPIRE CREDIT 8 PLEDGOR, LLC, a Delaware
limited liability company F/K/A CLNC CREDIT 8
PLEDGOR, LLC, a Delaware limited liability company,
pursuant to that certain ASSIGNMENT OF DEED OF TRUST,
SECURITY AGREEMENT, ASSIGNMENT OF LEASES
AND RENTS AND FIXTURE FILING, dated effective as of
September 7, 2021, and recorded on November 9, 2021, in the
Records, as Document Number 202100336389;

The Deed of Trust was further assigned by BRIGHTSPIRE
CREDIT 8 PLEDGOR, LLC, a Delaware limited liability
company F/K/A CLNC CREDIT 8 PLEDGOR, LLC, a
Delaware limited liability company, to BRIGHTSPIRE REPO
SELLER HOLDCO, LLC, a Delaware limited liability
company F/K/A CLNC REPO SELLER HOLDCO, LLC, a
Delaware limited liability company, pursuant to that certain
ASSIGNMENT OF DEED OF TRUST, SECURITY
AGREEMENT, ASSIGNMENT OF LEASES AND RENTS
AND FIXTURE FILING, dated effective as of September 7,

2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336390;

The Deed of Trust was further assigned by BRIGHTSPIRE REPO SELLER HOLDCO, LLC, a Delaware limited liability company F/K/A CLNC REPO SELLER HOLDCO, LLC, a Delaware limited liability company, to BRIGHTSPIRE CAPITAL RE HOLDCO, LLC, a Delaware limited liability company F/K/A CREDIT RE HOLDCO, LLC, a Delaware limited liability company, pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336391;

The Deed of Trust was further assigned by BRIGHTSPIRE CAPITAL RE HOLDCO, LLC, a Delaware limited liability company F/K/A CREDIT RE HOLDCO, LLC, a Delaware limited liability company, to BRIGHTSPIRE CAPITAL MORTGAGE PARENT, LLC, a Delaware limited liability company F/K/A CLNC MORTGAGE PARENT, LLC, a Delaware limited liability company, pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336392;

The Deed of Trust was further assigned by BRIGHTSPIRE CAPITAL MORTGAGE PARENT, LLC, a Delaware limited liability company F/K/A CLNC MORTGAGE PARENT, LLC, a Delaware limited liability company, to BRIGHTSPIRE CAPITAL MORTGAGE SUB-REIT, LLC, a Delaware limited liability company F/K/A CLNC MORTGAGE SUB-REIT, LLC, a Delaware limited liability company, pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336393;

The Deed of Trust was further assigned by BRIGHTSPIRE CAPITAL MORTGAGE SUB-REIT, LLC, a Delaware limited liability company F/K/A CLNC MORTGAGE SUB-REIT, LLC, a Delaware limited liability company, to BRSP 2021-FL1 FUNDING, LLC, a Delaware limited liability company,

pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336394;

The Deed of Trust was further assigned by BRSP 2021-FL1 FUNDING, LLC, a Delaware limited liability company, to Holder, pursuant to that certain ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, dated effective as of September 7, 2021, and recorded on November 9, 2021, in the Records, as Document Number 202100336395

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this instrument, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, January 6, 2026

Time of Sale:

The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale:

On the North Side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder, or Holder's successors or assigns, may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

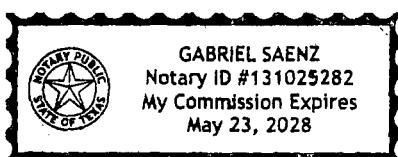
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 15th day of December 2025.

Jay L. Krystnik, Substitute Trustee

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 15th day of December 2025, by Jay L. Krystinik, as Substitute Trustee.

[SEAL]



My Commission Expires:

May 23, 2028

After recording return to

Jay L. Krystnik
Reed Smith LLP
2850 N. Harwood St., Suite 1500
Dallas, Texas 75201

Gabrielle Saenz
Notary Public, State of Texas
Gabrielle Saenz
Printed Name of Notary

EXHIBIT A
Legal Description

Tract I:

Lot 1A, Block A/8097 of OAKSHIRE PLACE II ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003105, Page 310, of the Map Records of Dallas County, Texas.

Tract II:

Lot 1B, Block A/8097 of OAKSHIRE PLACE II ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003105, Page 310, of the Map Records of Dallas County, Texas.

SAVE & EXCEPT

That 2,150 square feet of land, more or less, being more fully described in Deed from 9600 Forest Lane Holdings, L.P., a Texas limited partnership to State of Texas, dated July 11, 2007, filed August 27, 2007, recorded in/under Instrument No. 20070309819 of the Real Property Records of Dallas County, Texas.

Tract III:

Lot 1A, Block A/8096 of OAKSHIRE PLACE II ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003105, Page 310, of the Map Records of Dallas County, Texas.

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. Tex. Prop. Code § 51.002(i).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

Date:

December 15, 2025

Borrower:

180 MF CAP EAST DALLAS 2, LLC, a Texas limited liability company

Borrower's Address:

4103 Buckingham Place
Colleyville, Texas 76034

Holder:

Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et seq. and duly organized and existing under the laws of the United States

Holder's Address:

Granite Park VII
5600 Granite Parkway
Plano, Texas 75024

Mortgage Servicer:

GREYSTONE SERVICING COMPANY LLC, a Delaware limited liability company

Mortgage Servicer's Address:

419 Belle Air Lane
Warrenton, Virginia 20186
Email: CustomerCare@greyco.com
Attn: Loan Servicing

Substitute Trustees:

Jay L. Krystnik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan Ross, Ben Breckler, Haley B. Bray, and Tristan Sierra, each of them acting alone

Substitute Trustees'

c/o Reed Smith LLP

Address:

2850 N. Harwood Street, Suite 1500

Dallas, Texas 75201

(469) 680-4200

BY DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 DEC 15 PM 3:24

FILED

Deed of Trust: Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing

Date: as of September 28, 2022

Grantor: 180 MF CAP EAST DALLAS 2, LLC, a Texas limited liability company

Lender: GREYSTONE SERVICING COMPANY LLC, a Delaware limited liability company

Trustee: Kyle Denbow

Secures: The loan in the original principal amount of \$12,959,000.00 evidenced by that certain Multifamily Note dated as of September 28, 2022, executed by Grantor and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "Note"), which is currently held by Holder.

Recording: Recorded September 29, 2022, in the Real Property Records of Dallas County, Texas (the "Records"), as Instrument Number 202200259413, as assigned to Holder pursuant to that certain Assignment of Security Instrument, dated as of September 28, 2022, recorded September 29, 2022, in the Records, as Document Number 202200259414.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this instrument, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale: Tuesday, January 6, 2026

Time of Sale:

The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale:

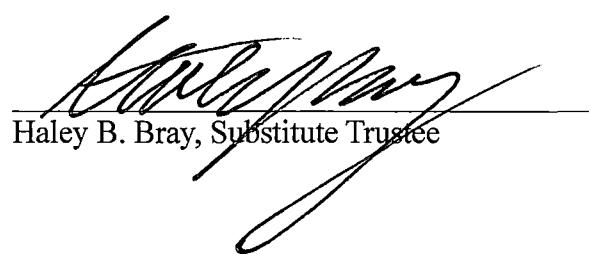
On the North Side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

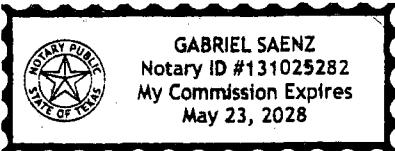
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 15th day of December 2025.


Haley B. Bray, Substitute Trustee

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 15th day of December 2025, by
Haley B. Bray, as Substitute Trustee.

[SEAL]



My Commission Expires:

May 23, 2028


Gene S.
Notary Public, State of Texas

Notary Public, State of Texas

Gabriel Saenz
Printed Name of Notary

After recording return to:

Jay L. Krystinik
Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201

EXHIBIT A
DESCRIPTION OF THE PROPERTY

Tract 1:

5601 Gaston Ave.

BEING Lots 1 and 2 and the Southwest 11.4 feet of Lot 3, in Block 11/1863, of Munger Place Addition, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 1, Page 524, Map Records of Dallas County, Texas, and being the same tract of land conveyed to Coachlight Partners, a California General Partnership, recorded in Volume 97090, Page 01629, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod set for corner at the intersection of the Northwest line of Gaston Avenue (70 foot R.O.W.) with the Northeast line of Beacon Street (50 foot R.O.W.), said corner being the South corner of said Lot 1;

THENCE North 45 degrees 07 minutes 20 seconds West, along said Northeast line of Beacon Street, a distance of 248.80 feet to a 5/8 inch iron rod set for corner in the Southeast line of a 25 foot alley;

THENCE North 45 degrees 00 minutes 00 seconds East, along said Southeast alley line, a distance of 151.40 feet to a 5/8 inch iron rod set for corner in the Northwest line of said Lot 3;

THENCE South 45 degrees 07 minutes 20 seconds East, a distance of 248.80 feet to a 5/8 inch iron rod set for corner in said Northwest line of Gaston Avenue;

THENCE South 45 degrees 00 minutes 00 seconds West, along said Northwest line of Gaston Avenue, a distance of 151.40 feet to the POINT of BEGINNING and Containing 0.86 acres or 37.668.25 square feet of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2:

5310 Gaston Avenue

Being a lot, tract or parcel of land situated in Dallas County, Texas, being the Southwest 10 feet of Lot 9, all of Lot 10 and the Northeast 50 feet of Lot 11, Block U/1497 of Second Section Munger Place, an addition to the City of Dallas, Dallas County, Texas, according to the Plat Thereof recorded in Volume 1, Page 524, Map Records, Dallas County, Texas, Save and Except the Northwest 5 feet of herein described property conveyed to the City of Dallas as recorded in Volume 4470, Page 4888, Deed Records, Dallas County, Texas, and Volume 4876, Page 316, Deed Records, Dallas County, Texas, and being the same property conveyed to Power G-A Partners, LP

(Tract I) by deed recorded in Volume 2000177, Page 8475, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set for corner in the Southeast R.O.W. line of Gaston Avenue (75' R.O.W.) and being the West corner of a tract of land conveyed to Rolling Cash Upper E LP by deed recorded in Instrument No. 201000284045, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 37 minutes 34 seconds East along the Southwest line of said Rolling Cash Upper E LP tract, a distance of 175.80 feet to an "X" set in concrete for corner in the Northwest R.O.W. line of a 15 foot alley, for which a 1/2 inch iron rod found with yellow plastic cap stamped "DCA" bears North 33 degrees 34 minutes 05 seconds East, 0.81 feet;

THENCE South 45 degrees 00 minutes 00 seconds West along the Northwest R.O.W. line of said 15 foot alley, a distance of 120.00 feet to an "X" set in concrete for corner and the East corner of a tract of land conveyed to EDAL LTD by deed recorded in Volume 2001089, Page 1090, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 37 minutes 34 seconds West along the Northeast line of said EDAL LTD tract, a distance of 175.80 feet to a 1/2 inch iron rod set for corner in the Southeast R.O.W. line of said Gaston Avenue;

THENCE North 45 degrees 00 minutes 00 seconds East along the Southeast R.O.W. line of said Gaston Avenue, a distance of 120.00 feet to the Point of Beginning and containing 21,096.5 sq. ft. or 0.48 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 3:

5200 Gaston Ave.

Being a part of Lot 11, and all of Lots 12, 13, 14, 15, and 16 in Block U/1497 of MUNGER PLACE ADDITION, an Addition to the City of Dallas, Dallas County Texas, according to the Plat thereof recorded in Volume 1, Page 524, Map Records, Dallas County, Texas, and being the same tract of land conveyed to Edal, Ltd, a Texas Limited Partnership, by Deed recorded in Volume 2001089, Page 1090, Deed Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found for corner at the intersection of the Southeast line of Gaston Avenue (70 foot Right-of-Way) with the Northeast line of Munger Boulevard (100' Right-of-Way);

THENCE North 40 degrees 33 minutes 11 seconds East, along the Southeast line of said Gaston Avenue, a distance of 330.00 feet to a 1 inch pipe found for corner, said corner being the West

corner of a tract of land conveyed to Power G-A Partners, LP, by Deed recorded in Volume 2000177, Page 8475, Deed Records, Dallas County, Texas;

THENCE South 49 degrees 02 minutes 26 seconds East, along the Southwest line of said Power G-A Tract, a distance of 180.80 feet to a 5/8 inch iron rod found for corner in the Northwest line of a 15 foot alley;

THENCE South 40 degrees 33 minutes 11 seconds West, along the Northwest line of said 15 foot alley, a distance of 330.00 feet to a 1/2 inch iron rod found for corner in the Northeast line of said Munger Boulevard;

THENCE North 49 degrees 02 minutes 42 seconds West, along the Northeast line of said Munger Boulevard, a distance of 180.80 feet to the Point of Beginning and Containing 1.37 acres or 59,664 square feet of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 4:

5121 Gaston Avenue

Being a lot, tract or parcel of land situated in Dallas County, Texas, being Lot 8 and the Northwest 15 feet of Lot 7, Block D/682, Munger Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map Thereof recorded in Volume 1, Page 138, Map Records, Dallas County, Texas and being the same property described in deed to Power G-A Partners, L.P. as recorded in Volume 2001216, Page 85, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set for corner at the intersection of the Northwest R.O.W. of Gaston Avenue (75' R.O.W.) and the Southwest R.O.W. line of Munger Boulevard (100' R.O.W.);

THENCE South 45 degrees 00 minutes 00 seconds West along the Northwest R.O.W. line of said Gaston Avenue, a distance of 105.00 feet to an "X" found in concrete for corner and the East corner of a tract of land conveyed to Peachtree Gaston LTD by deed recorded in Volume 2002068, Page 2623, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 33 minutes 16 seconds West along the Northeast line of said Peachtree Gaston LTD tract, a distance of 236.35 feet to a 1/2 inch iron rod set for corner and being in the Southeast R.O.W. line of a 40 foot alley;

THENCE North 45 degrees 00 minutes 00 seconds East along the Southeast R.O.W. line of said 40 foot alley, a distance of 105.00 feet to a 1/2 inch iron rod set for corner in the Southwest R.O.W. line of said Munger Boulevard;

THENCE South 44 degrees 33 minutes 16 seconds East along the Southwest R.O.W. line of said Munger Boulevard, a distance of 236.35 feet to the Point of Beginning and containing 24,816.0 sq.ft. or 0.57 acres of land.

Tract 5:

5119 Junius Street

Unit(s) 1-11 of Munger Place Condominiums, a Condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on November 30, 1981, and recorded in Volume 81232, Page 1695, Condominium Records, Dallas County, Texas, and in Volume 528, Page 439; Volume 4830, Page 31, Deed Records, Dallas County, Texas, together with an undivided interest in the General common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration, and located on the following land:

Being Lot 9, Block No. F, City Block No. 684 of Munger Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 266 of the Map Records of Dallas County, Texas.

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. Tex. Prop. Code § 51.002(i).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

Date: December 15, 2025

Borrower: 180 MF CAP EAST DALLAS 1, LLC, a Texas limited liability company

Borrower's Address: 4103 Buckingham Place
Colleyville, Texas 76034

Holder: Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et seq. and duly organized and existing under the laws of the United States

Holder's Address: Granite Park VII
5600 Granite Parkway
Plano, Texas 75024

Mortgage Servicer: GREYSTONE SERVICING COMPANY LLC, a Delaware limited liability company

Mortgage Servicer's Address: 419 Belle Air Lane
Warrenton, Virginia 20186
Email: CustomerCare@greyco.com
Attn: Loan Servicing

Substitute Trustees: Jay L. Krystnik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan Ross, Ben Breckler, Haley B. Bray, and Tristan Sierra, each of them acting alone

Substitute Trustees'
Address: c/o Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201
(469) 680-4200

2025 DEC 15 PM 3:24
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
FILED

Deed of Trust: Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing

Date: as of September 28, 2022

Grantor: 180 MF CAP EAST DALLAS 1, LLC, a Texas limited liability company

Lender: GREYSTONE SERVICING COMPANY LLC, a Delaware limited liability company

Trustee: Kyle Denbow

Secures: The loan in the original principal amount of \$26,478,000.00 evidenced by that certain Multifamily Note dated as of September 28, 2022, executed by Grantor and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "Note"), which is currently held by Holder.

Recording: Recorded September 29, 2022, in the Real Property Records of Dallas County, Texas (the "Records"), as Instrument Number 202200259386, as assigned to Holder pursuant to that certain Assignment of Security Instrument, dated as of September 28, 2022, recorded September 29, 2022, in the Records, as Document Number 202200259387.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this instrument, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale: Tuesday, January 6, 2026

Time of Sale:

The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale:

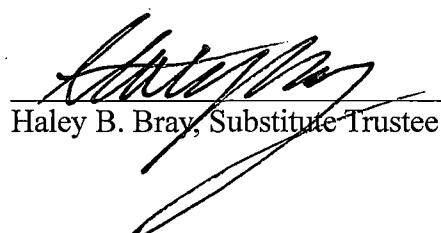
On the North Side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

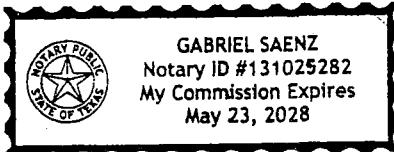
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 15th day of December 2025.


Haley B. Bray, Substitute Trustee

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 15th day of December 2025, by
Haley B. Bray, as Substitute Trustee.

[SEAL]



My Commission Expires:

May 23, 2028

Gabe S
Notary Public, State of Texas
Gabriel Saenz
Printed Name of Notary

After recording return to:

Jay L. Krystnik
Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201

EXHIBIT A
DESCRIPTION OF THE LAND

Tract 1:

7130 Gaston Ave.

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ANDREW T. NANNY SURVEY, ABSTRACT NUMBER 1094, OUT OF CITY BLOCK 2740, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO POWER 7130, LTD., AND RECORDED IN VOLUME 99138, PAGE 4103 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN CONCRETE FOR THE MOST NORTHERLY CORNER OF SAID POWER 7130, LTD. TRACT, SAME BEING IN THE SOUTHWEST RIGHT—OF—WAY LINE OF GASTON AVENUE (60 FOOT RIGHT-OF-WAY) AND BEING (CALLED) 335.16 FEET SOUTHEASTERLY FROM THE SOUTHEAST LINE OF LOVING DRIVE AND BEING IN A CURVE TO THE RIGHT HAVING A RADIUS OF 4881.70 FEET WITH A CENTRAL ANGLE OF 04° 37' 36" AND A CHORD BEARING SOUTH 58° 24' 56" EAST AT A DISTANCE OF 394.08 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE SOUTHWEST RIGHT—OF—WAY LINE OF GASTON AVENUE, FOR AN ARC DISTANCE OF 394.19 FEET (335.16 FEET PER DEED) TO A POINT FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO POWER 7204, L.P. AS RECORDED IN VOLUME 2001164 AT PAGE 1261 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 36° 14' 07" WEST (SOUTH 36° 14' 27" WEST PER DEED) AND DEPARTING THE SOUTHWEST RIGHT—OF—WAY LINE OF GASTON AVENUE AND FOLLOWING ALONG THE NORTHWEST LINE OF SAID POWER 7204, L.P. TRACT AND PASSING A 5/8" IRON ROD AT A DISTANCE OF 2.2 FEET, CONTINUING IN ALL FOR A DISTANCE OF 474.52 FEET (472.60 FEET PER DEED) TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHEAST LINE OF A 10 FOOT ALLEY;

THENCE NORTH 61° 41' 09" WEST (NORTH 61° 06' 05" WEST PER DEED) ALONG THE NORTHEAST LINE OF SAID 10 FOOT ALLEY, FOR A DISTANCE OF 293.86 FEET (294.82 FEET PER DEED) TO A POINT FOR CORNER;

THENCE NORTH 24° 20' 34" EAST (BASIS OF BEARINGS PER DEED RECORDED IN 99018 AT PAGE 6486 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS) WITH THE SOUTHEAST LINE OF TRACT OF LAND DESCRIBED IN DEED TO TRINITY ENGLISH EVANGELICAL LUTHERAN CHURCH AS RECORDED IN VOLUME 4907 AT PAGE 217 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND COMMON TO THE C & B POWER, INC. TRACT, AND PASSING A 5/8" IRON ROD WITH YELLOW

PLASTIC CAP STAMPED "SHIELDS AND LEE" IN CONCRETE AT A DISTANCE OF 7.4 FEET AND CONTINUING IN TOTAL FOR A DISTANCE OF 493.66 FEET (492.76 FEET PER DEED) TO THE POINT OF BEGINNING AND CONTAINING 3.8245 ACRES (3.8237 ACRES PER DEED) OF LAND, MORE OR LESS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2:

7204 Gaston Ave.

BEING all that certain lot, tract or parcel of land situated in the Andrew T. Nanny Survey, Abstract Number 1094, out of City Block 2740, City of Dallas, Dallas County, Texas and being the same property described in deed to Power 7204, L.P., and recorded in Volume 2001164, Page 1261 of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found in concrete for the most Northerly corner of a tract of land described in deed to Power 7130, Ltd. and recorded in Volume 99138, Page 4103 of the Deed Records of Dallas County, Texas, same being in the Southwest right-of-way line of Gaston Avenue (60 foot right-of-way) and being (called) 335.16 feet Southeasterly from the Southeast line of Loving Drive and being in a curve to the right having a radius of 4881.70 feet with a central angle of 04 degrees 37 minutes 36 seconds and a chord bearing South 58 degrees 24 minutes 56 seconds East at a distance of 394.08 feet;

THENCE Southeasterly along said curve and the Southwest right-of-way line of Gaston Avenue, for an arc distance of 394.19 feet (335.16 feet per deed) to the POINT OF BEGINNING for this description, said point being the most northerly corner of aforesaid Power 7204, L.P. tract, said point being in a curve to the right having a radius of 4881.70 feet with a central angle of 02 degrees 09 minutes 54 seconds and a chord bearing South 55 degrees 01 minute 11 seconds East at a distance of 184.44 feet;

THENCE Southeasterly along said curve to the right and the Southwest right-of-way line of Gaston Avenue, for an arc distance of 184.45 feet (184.43 feet deed) to a point for corner, same being the most Easterly corner of aforesaid Power 7204, L.P. tract;

THENCE South 36 degrees 24 minutes 03 seconds West (South 36 degrees 27 minutes 04 seconds West deed) and departing the Southwest right-of-way line of Gaston Avenue and following along the Southeast line of a said Power 7204, L.P. tract and passing at a distance of 241.24 feet the Northerly corner of Sky Lodge Addition, an addition to the City of Dallas, Dallas County, Texas according the map or plat recorded in Volume 84192, Page 4302 of the Map Records of Dallas County, Texas; and continuing along the Northwest line of said Sky Lodge Addition, for a total distance of 485.94 feet (485.40 feet per deed) to a 5/8" iron rod set for corner in the Northeast line of a 10 foot alley;

THENCE North 50 degrees 32 minutes 01 second West (North 50 degrees 09 minutes 56 seconds West per deed) along the Northeast line of said 10 foot alley, for a distance of 168.17 feet (126.00 feet deed) to a point for corner;

THENCE North 61 degrees 41 minutes 09 seconds West (North 54 degrees 09 minutes 46 seconds West deed) continuing along the Northeast line of said 10 foot alley, for a distance of 15.24 feet (56.86 feet deed) to a point for corner, same being the most westerly corner of said Power 7204, L.P. tract and the most Southerly corner of aforesaid Power 7130, Ltd. tract;

THENCE North 36 degrees 14 minutes 07 seconds East (North 36 degrees 14 minutes 27 seconds East deed) (Basis of bearing per deed recorded in Volume 99138 at Page 4103 of the Deed Records of Dallas County, Texas) and departing the Northeast line of said 10 foot alley and along the Northwest line of said Power 7204, L.P. tract and the Southeast line of aforesaid Power 7130, Ltd. tract, for a distance of 474.52 feet (474.73 feet deed) POINT OF BEGINNING and CONTAINING 2.0219 ACRES OF LAND, (2.0190 acres deed) more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 3:

5808 Gaston Ave

BEING all of that certain lot, tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being known as Lot 17 and the Southwesterly 40 feet of Lot 18 in Block 7/1883 of Munger Place Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2 at Page 110 of the Map Records of Dallas County, Texas, and being the same property conveyed to Power Investments called Tract 2 in deed recorded in Volume 98229 at Page 4943 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the intersection of the Southeast right-of-way line of Gaston Avenue (70 foot right-of-way) with the Northeast right-of-way line of Skillman Street (50 foot right-of-way);

THENCE North 45 degrees 00 minutes 00 seconds East (Basis of Bearings per deed recorded in Volume 98229 at Page 4943 of the Deed Records of Dallas County, Texas) for a distance of 120.00 feet (119.85' per deed) to a 2" iron pipe found for corner;

THENCE South 45 degrees 00 minutes 00 seconds East (South 44 degrees 44 minutes 09 seconds East per deed) and departing the South right of way line of for a distance of 180.80 feet to a 1/2" iron rod found in the Northwest line of a 15 foot alley;

THENCE South 45 degrees 00 minutes 00 seconds West along the Northwest line of said 15 foot alley for a distance of 120.00 feet (119.84 feet per deed) to a 60d nail found for the most Southerly corner of Lot 17 in Block 7/1883 and being in the Northeast right-of-way line of the aforementioned Skillman Street;

THENCE North 45 degrees 00 minutes 00 seconds West (North 44 degrees 44 minutes 24 seconds West per deed) and following along the Northeast right-of-way line of said Skillman Street for a distance of 180.80 feet (180.02 feet per deed) to the POINT OF BEGINNING and CONTAINING 0.4981 ACRES OF LAND, more or less.

NOTE: This Company does not represent that the above square footage and/or acreage amounts are correct.

Tract 4:

5908 Gaston

BEING all of that certain lot, tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being known as part of Lots 16 and 17 in Block 8/1883 of Munger Place Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2 at Page 238 of the Map Records of Dallas County, Texas, and being the same property conveyed to Power Investments called Tract 1 in deed recorded in Volume 98229 at Page 4943 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the intersection of the Southeast right-of-way line of Gaston Avenue (75 foot right-of-way) with the Northeast right-of-way line of Ridgeway Street (50 foot right-of-way);

THENCE North 45 degrees 00 minutes 00 seconds East (Basis of Bearings per deed recorded in Volume 98229 at Page 4943 of the Deed Records of Dallas County, Texas) along the Southeast right-of-way line of Gaston Avenue for a distance of 150.00 feet to a 1/2" iron rod found for corner;

THENCE South 45 degrees 00 minutes 00 seconds East and departing the Southeast right-of-way line of said Gaston Avenue for a distance of 175.80 feet to a 1/2" iron rod found for the most Easterly corner of Lot 17 in Block 8/1883 and being in the Northwest line of a 15 foot alley;

THENCE South 45 degrees 00 minutes 00 seconds West along the Northwest line of said 15 foot alley for a distance of 150.00 feet to a 60d nail found for the most Southerly corner of Lot 16 in Block 8/1883 and being in the Northeast right-of-way line of the aforementioned Ridgeway Street;

THENCE North 45 degrees 00 minutes 00 seconds West and following along the Northeast right-of-way line of said Ridgeway Street for a distance of 175.80 feet to the POINT OF BEGINNING and CONTAINING 0.6054 ACRES OF LAND, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 5:

5727 Gaston Ave.

Being the Northeast 55 feet of Lot Four (4), all of Lots Five (5) and Six (6) and the Southwest 15 feet to Lot Seven (7) in Block 10/1867 of Munger Place, Second Section, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 524, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "x" in concrete found in the northwest R.O.W. of Gaston Avenue (70 foot R.O.W) and being 260.0 feet Southwest of the intersection of the northwest R.O.W. of Skillman Street (50 feet R.O.W.);

THENCE South 45 degrees 30 minutes West along the Northwest R.O.W. of Gaston Avenue a distance of 190.00 feet to an "x" found in concrete for corner;

THENCE North 44 degrees 09 minutes West a distance of 248.8 feet to an iron pipe found for corner and being in the Southeast line of a 25 foot alley;

THENCE North 45 degrees 30 minutes East along the Southeast line of said 25 foot alley a distance of 190.00 feet to an "x" found in concrete for corner;

THENCE South 44 degrees 09 minutes East a distance of 248.8 feet to the PLACE OF BEGINNING and containing 47,272 square feet or 1.09 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.