

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: February 9, 2024

**DEED OF TRUST:**

Date: May 4, 2022

Grantor: ENTERTAINMENT FINANCE GROUP, INC.

Grantor's County: DALLAS

Beneficiary: BAY MOUNTAIN FUND I LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ED  
HENDERSON, GEORGE HAWTHORNE, and ANDREW  
MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. 202200128312, Real Property Records, Dallas County,  
Texas.

**PROPERTY:**

LOT 1488, LAKE RIDGE, SECTION 21, AN ADDITION TO THE CITY OF CEDAR  
HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN  
VOLUME 2002163, PAGE 17, MAP RECORDS, DALLAS COUNTY, TEXAS,  
TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME  
2002183, PAGE 315, DEED RECORDS, DALLAS COUNTY, TEXAS.

Commonly known as 2659 Creekwood Drive, Cedar Hill, Texas 75104.

**NOTE SECURED BY DEED OF TRUST:**

Date: May 4, 2022

2024 FEB 12 PM 2:37  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY  
DEPUTY

FILED

**Original Principal Amount: \$112,500.00**

**Holder: BAY MOUNTAIN FUND I LLC**

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 5th day of March, 2024.**

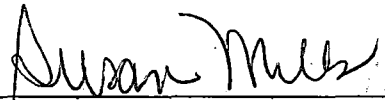
**PLACE OF SALE OF PROPERTY:**

County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**

  
JIM MILLS, SUSAN MILLS, ED  
HENDERSON, GEORGE HAWTHORNE,  
and ANDREW MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

24-176496

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: 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)

<b>Deed of Trust Date:</b> April 23, 2007	<b>Original Mortgagor/Grantor:</b> YAHRA AANEB AND CANDICE L. CIVENS-AANEB
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.), ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 20070154870	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 3501 Olympus Blvd., Suite 500 Dallas, TX 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$116,000.00, executed by YAHRA AANEB and payable to the order of Lender.

**Property Address/Mailing Address:** 1118 REITZ DRIVE, CEDAR HILL, TX 75104

**Legal Description of Property to be Sold:** LOT 20, BLOCK 7 OF WATERFORD OAKS GARDEN HOMES, PHASE IV, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86091, PAGE 1589, MAP RECORDS, DALLAS COUNTY, TEXAS, AND CERTIFICATE OF CORRECTION RECORDED IN VOLUME 86102, PAGE 1852, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, AND CERTIFICATE OF CORRECTION RECORDED IN VOLUME 86154, PAGE 6167, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

<b>Date of Sale:</b> March 05, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST*, the owner and holder of the Note, has requested Shelley Ortolani, Michele Hreha,



FILED

2024 FEB - 8 AM 11:19

Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

  
SUBSTITUTE TRUSTEE

~~Shelley Ortolani~~, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

KE 1.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

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

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** FEBRUARY 1, 2024

**NOTE:** Note described as follows:

Date: NOVEMBER 13, 2020  
Maker: PHILLIPS EQUITY CAPITAL, LLC  
Payee: FINANCE OF AMERICA MORTGAGE LLC, successor by merger to the original lender.  
Original Principal  
Amount: \$921,750.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: NOVEMBER 13, 2020  
Grantor: PHILLIPS EQUITY CAPITAL, LLC  
Trustee: MCCARTHY & HOLTHUS, LLP  
Beneficiary: FINANCE OF AMERICA MORTGAGE LLC, successor by merger to the original beneficiary.  
Recorded: DOCUMENT NO. 202000316362, Real Property Records, DALLAS County, Texas.

**LENDER:** FINANCE OF AMERICA MORTGAGE LLC, successor by merger to the original lender.

**BORROWER:** PHILLIPS EQUITY CAPITAL, LLC

**PROPERTY:** The property described as follows:

2024 FEB 12 AM 11:39  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

FILED

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, JACK BECKMAN, KELLY GODDARD, MICHELLE SCHWARTZ

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

MARCH 5, 2024, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In DALLAS County, Texas, at the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title

described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### **APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: NOVEMBER 13, 2020  
Grantor: PHILLIPS EQUITY CAPITAL, LLC  
Trustee: MCCARTHY & HOLTHUS, LLP  
Beneficiary: FINANCE OF AMERICA MORTGAGE LLC, successor by merger to the original beneficiary.  
Recorded: DOCUMENT NO. 202000316362, Real Property Records, DALLAS County, Texas.

**PROPERTY:** The property described as follows:

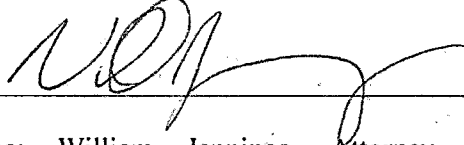
THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, JACK BECKMAN, KELLY GODDARD, MICHELLE SCHWARTZ

Substitute Trustee's Mailing Address:  
c/o 3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **FEBRUARY 1, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

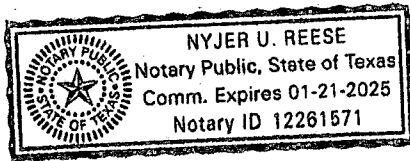
By: 

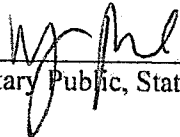
Name: William Jennings, Attorney for  
FINANCE OF AMERICA MORTGAGE  
LLC

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared William Jennings, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on FEBRUARY 1, 2024



  
Notary Public, State of Texas

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee



## **EXHIBIT A**

### **Legal Description of the Property**

Being Lot 964 of Lake Ridge Section Seven, Phase Two, an addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat recorded in Volume 99062, Page 68, of the Map Records, Dallas County, Texas.

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

**FILED**  
2024 FEB 12 AM 10:32  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

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

**WHEREAS**, STARNET, LLC, A MONTANA LIMITED LIABILITY COMPANY delivered that one certain Deed of Trust dated JUNE 8, 2021, which is recorded in INSTRUMENT NO. 2021-202100172875 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$822,842.50 payable to the order of PARK PLACE FINANCE, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS**, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

**WHEREAS**, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

**WHEREAS**, 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**NOTICE IS HEREBY GIVEN** that on MARCH 5, 2024, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 877, OF LAKE RIDGE SECTION SEVEN, PHASE ONE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 98251, PAGE 13, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

**NOTICE IS FURTHER GIVEN** that the address of FCI LENDER SERVICES, INC., the Mortgagee or Mortgage Servicer, is P.O. BOX 27370, ANAHEIM, CA 92809. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: FEBRUARY 12, 2024.

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR ROSALIE C  
SCHROEDER

FILE NO.: FCI-1062  
PROPERTY: 2413 BRIARWOOD COVE  
CEDAR HILL, TEXAS 75104  
  
STARNET, LLC

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



CLERK, U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF TEXAS

**ENTERED**

THE DATE OF ENTRY IS ON  
THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed November 1, 2023

  
United States Bankruptcy Judge

Law Office of Michael J. Schroeder  
3610 North Josey Lane, Suite 206  
Carrollton, Texas 75007  
(972) 394-3086  
FAX (972) 394-1263

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF TEXAS  
DALLAS DIVISION

In re: STARNET, LLC

1 SHARPE OPPORTUNITY INTERMEDIATE TRUST

Movant,

vs.

STARNET, LLC, Debtor,  
Respondents.

§

§ Case No. 23-31943-11

§ Chapter 11

§

§ Hearing Date: October 26, 2023

§ Hearing Time: 1:30 pm

§ Doc. No. 16

§

**ORDER TERMINATING STAY**

This case came on for hearing before this Court on October 26, 2023, upon the Motion for Relief from Stay of Act Against Property filed by 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST; and it appearing that all notices of hearing on said Motion were properly served upon all parties entitled to notice thereof; and the Court, having considered the

pleadings filed in this case and the arguments and agreements of counsel for the parties, and the Court being fully advised in the premises, finds that the Motion should be granted as provided herein.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that the automatic stay of 11 U.S.C. § 362 is hereby MODIFIED and TERMINATED as to 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, its successors and assigns, with respect to the real property locally known as 2413 BRIARWOOD COVE, CEDAR HILL, TX 75104 and legally described as:

LOT 877, OF LAKE RIDGE SECTION SEVEN, PHASE ONE, AN ADITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 98251, PAGE 13, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

(the "Property") subject to the following:

1. The Debtor shall make the following adequate protection payments to 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST: \$10,814.18 on December 1, 2023; and \$10,814.18 on January 1, 2024. All payments under this paragraph must be timely received by FCI Lender Services LLC, 8180 East Kaiser Blvd., Anaheim Hills, CA 92808, servicer for 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST.

2. 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST may take all legal steps necessary and may have all legally required contacts with the Debtor pursuant to state law and the Loan Agreement to post the Property for foreclosure sale to occur on January 2, 2024.

3. The Debtor shall take all steps necessary to (a) sell the Property and pay off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, (b) refinance the loan and pay off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, or (c) propose a confirmable chapter 11 plan prior to January 2, 2024.

4. If the Debtor is unable to timely pay off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, or propose a confirmable chapter 11 plan, prior to January 2, 2024, then the Debtor may prior to January 2, 2024, request a one time foreclosure sale delay by providing such request to counsel for 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, along with proof of the Debtor's due diligence in attempting to pay off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST or attempting to propose a confirmable chapter 11 plan.

5. If the Debtor fails to timely provide a one time foreclosure sale delay request pursuant to paragraph 4 of this Order, then 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST may proceed with foreclosure sale of the Property on January 2, 2024, without further notice, hearing, or order of this Court.

6. If the Debtor timely provides a one time foreclosure sale delay request pursuant to paragraph 4 of this Order, then 1 SHARPE INCOME ADVANTAGE TRUST shall (a) cancel the foreclosure sale set for January 4, 2024, and (b) reschedule foreclosure sale to occur on or after February 7, 2024. Thereafter, 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST may proceed with foreclosure sale of the Property on or after February 7, 2024, without further notice, hearing, or order of this Court unless the Debtor sooner pays off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST.

7. Any termination of the automatic stay of 11 U.S.C. § 362 as provided in this order shall be in rem.

IT IS FURTHER ORDERED that the provisions of Bankruptcy Rule 4001(a)(3) shall not apply to this order.

###

APPROVED:

/s/ Michael J. Schroeder

Michael J. Schroeder

Bar No. 17817380

Email: mike@lawmjs.com

Law Office of Michael J. Schroeder

3610 North Josey Lane, Suite 206

Carrollton, Texas 75007

Telephone (972) 394-3086

Facsimile: (972) 394-1263

ATTORNEY FOR 1SHARPE INCOME

ADVANTAGE TRUST

/s/ Eric A. Liepins

ERIC A. LIEPINS, P.C.

12770 Coit Road, Suite 850

Dallas, Texas 75251

(972) 991-5591

(972) 991-5788 - Telefax

ATTORNEY FOR DEBTOR