

FDRE Inc., Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Ramon Sanchez

Maria Delosangeles Araguz

8642 Stonehurst St. Dallas, TX 75217

Sent via first class mail and CMRR # 9489 0178 9820 3046 6953 41 on 02.10.2026

FILED

2026 FEB 10 PM 12: 27

**JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY**

BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Ramon Sanchez and Maria Delosangeles Araguz executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202100145038, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of March, 2026

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot twenty-eight (28), Block 8/6323, OAK HILL PARK ANNEX, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 14, Page 307, of the Map Records of Dallas County, Texas

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

GHRIST LAW FIRM PLLC



Ian Ghrist, Richard Ramsey, M. Asad Haq
Substitute Trustee(s)

4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

TM Provisions, LLC, Noteholder
Open Door Loan Servicing, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED

2026 FEB 10 PM 12:27

**JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY**

BY _____ DEPUTY

Yolanda A. Gonzales

Victor V. Gonzales

3023 Flask Dr., Dallas, Texas 75241

Sent via first class mail and CMRR # 9489 0178 9820 3046 6953 65 on 02.10.2026

NOTICE OF TRUSTEE'S SALE

WHEREAS Yolanda A. Gonzales and Victor V. Gonzales executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201800091994, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of March, 2026

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 27, Block 34B/7614, of Tetrakem Village, Installment No. 1, an Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 72060, Page 2637, Map Records, Dallas, County, Texas; more commonly known as 3023 Flask Dr., Dallas, Texas 75241

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

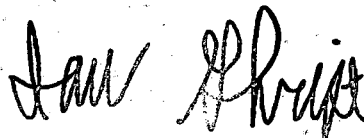
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

WHEREAS, on or about August 25, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Diego Lara, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Diego Lara has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

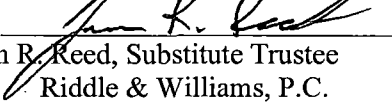
NOW, THEREFORE, notice is hereby given that on Tuesday, March 3, 2026, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 105, Building T, together with an undivided interest in the appurtenant common elements of Richland Trace Condominiums, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Volume 80239, Page 9, Condominium Records of Dallas County, Texas, and the amendments recorded in Volume 81119, Page 3385; Volume 82224, Page 3121; Volume 81006, Page 2969; Volume 81114, Page 665; Volume 81177, Page 253; Volume 82178, Page 2258; Volume 82224, Page 3126; Volume 83032, Page 2417, Volume 83099, Page 1292; Volume 83161, Page 74; Volume 83168, Page 607; Volume 83169, Page 4586, Real Property Records, Dallas County, Texas (9839 Walnut Street Unit 105)

WITNESS my hand this 6th day of February, 2026

RICHLAND TRACE OWNERS ASSOCIATION, INC.

By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ____ day of _____, 2026, at the Dallas County Courthouse in Dallas, Texas.

FILED

2026 FEB 10 PM 3:56

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about January 13, 2026, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Paz Elia Jimenez Zurita, the present owner of said real property, to Forest West Owners Association, Inc. (the "Association"); and

WHEREAS, the said Paz Elia Jimenez Zurita has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

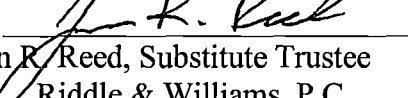
NOW, THEREFORE, notice is hereby given that on Tuesday, March 3, 2026, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 209, Building B, together with an undivided interest in and to the Common Elements appurtenant thereto of Forest West Condominiums, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 81189, Page 2748 of the Condominium Records, Dallas County, Texas (3022 Forest Lane, Unit 209)

WITNESS my hand this 10th day of February, 2026

FOREST WEST OWNERS ASSOCIATION, INC.

By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ____ day of _____, 2026, at the Dallas County Courthouse in Dallas, Texas.

FILED

2026 FEB 10 PM 3:56

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

FILED

2026 FEB -6 PM 12: 05

NOTICE OF TRUSTEE'S SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CKK DEPUTY

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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 3rd day of March, 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 Preston Oaks Crossing Condominiums, recorded under Volume 81061, Page 2401 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 Preston Oaks Crossing Condominiums*, recorded under Volume 81061, Page 2401 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Preston Oaks Crossing Condominium Association (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 Preston Oaks Crossing Condominium Association (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: January 31, 2026.

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 Brilliant, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Manny Torres, and/or Marla Jones, and/or Julian Keeton, and/or Vernon Elkins, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

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

Mitchell Blake Altimus ("Debtor") is the owner of the Property pursuant to a General Warranty Deed with Vendor's Lien recorded at Document No. 202300119123, Official Public Records, Dallas County, Texas;

The Declaration establishes Preston Oaks Crossing Condominium Association (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 Brilliant, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Manny Torres, and/or Marla Jones, and/or Julian Keeton, and/or Vernon Elkins, 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 3rd day of February, 2026.



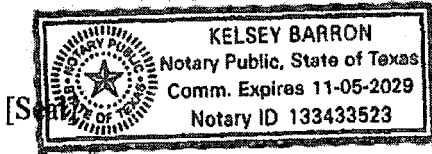
Gregory S. Cagle, and/or Adam Pugh, and/or
Kevin Slater, and/or Greg Garza, and/or
Kathleen Kilanowski, and/or John Brillian,
and/or Jameson Joyce, and/or Grant
Neidenfeuhr, and/or Manny Torres, and/or
Marla Jones, and/or Julian Keeton, and/or
Vernon Elkins, any to act as trustee

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 3rd day of February, 2026, 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 Neidenfeuhr, and/or Manny Torres, and/or Marla Jones, and/or Julian Keeton, and/or Vernon Elkins, 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 Neidenfeuhr, and/or Manny Torres, and/or Marla Jones, and/or Julian Keeton, and/or Vernon Elkins, any to act as trustee

CAGLE PUGH

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

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 5626 PRESTON OAKS RD 5C, DALLAS, TEXAS 75254.

UNIT NO. L-4, IN BUILDING I, TOGETHER WITH AN UNDIVIDED INTEREST IN THE APPURTENANT COMMON ELEMENTS OF PRESTON OAKS CROSSING CONDOMINIUMS, A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION, RECORDED IN VOLUME 81061, PAGE 2401; VOLUME 81078, PAGE 257; VOLUME 82020, PAGE 1045; VOLUME 82042, PAGE 394 AND VOLUME 82010, PAGE 2339, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS.

5902 Overlook Drive
Dallas, Texas 75227

FILED
2026 FEB -6 PM 12:15

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE BY ~~DEPUTY~~

Dated: February 6, 2026

Deed of Trust:

Date: August 25, 2022

Grantor: Luis Alberto Godinez Gonzalez

Beneficiary: Ingram Real Estate, LLC (as assignee of Blake Ingram Enterprises, Inc.)

Trustees: Blake Ingram and Marquelon Ingram

Recorded: Deed of Trust, dated August 25, 2022, recorded as Document No. 202200240228, recorded September 7, 2022, in the Real Property Records of Dallas County, Texas

Property (to be sold): Lot 1, Block 24/5809, First Installment of Parkdale, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 4, Page 208, Plat Records of Dallas County, Texas (the "Property").

Secured Debt: All debt and obligations described in the Deed of Trust, including, without limitation, a Note in the original principal amount of \$207,000.00.

Substitute Trustees: Kenneth R. Stein, David Motsenbocker and Arron Kidder

Address of Substitute Trustees: Glast Phillips Murray Zopolsky, P.C., 14901 Quorum Drive, Suite 300, Dallas, Texas 75254

Holder of Secured Debt: Ingram Real Estate, LLC

Date of Sale of the Property: March 3, 2026

Earliest Time of Sale of
Property:

1:00 p.m.

Place of Sale of Property:

North Side of the George Allen Courts Building facing 600
Commerce Street, below the overhang, or as otherwise
designated by the Dallas County Commissioners.

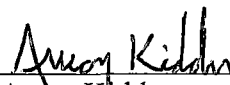
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY

Default has occurred under the terms of the Secured Debt and the Deed of Trust and, but reason of such default, the Secured Debt secured by the Deed of Trust is now wholly due and payable.

Holder has requested Substitute Trustee(s), acting singularly or together, to sell the Property covered by the Deed of Trust (less any part thereof, if any previously released from the Deed of Trust) pursuant to the power of sale granted in the Deed of Trust.

NOTICE IS HEREBY GIVEN that the undersigned Substitute Trustee will sell at public auction the Property to the highest bidder for cash, "AS IS" at the place and on the date specified above to satisfy the Secured Debt. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION, IF ANY. In accordance with Section 51.0075 of the Texas Property Code, or other applicable section, the Substitute Trustee reserves the right to set additional, reasonable conditions for conducting the sale, and will announce any such conditions prior to conducting the sale. The Beneficiary's bid may be by credit against the Secured Debt.

The sale will begin at the earliest time stated above or not later than three (3) hours after that time.



Arron Kidder, Substitute Trustee

NOTICE: The law firm of Glast Phillips Murray Zopolsky, P.C. is counsel for the Holder of the Secured Indebtedness, and will represent the Holder in any lawsuit filed seeking to enjoin the foreclosure sale. Glast Phillips Murray Zopolsky, P.C. does wish to be heard prior to the entry of any temporary restraining order. Counsel seeking injunctive relief to prevent the foreclosure should notify Kenneth R. Stein (972-419-7119) of such counsel's intention to file a lawsuit seeking

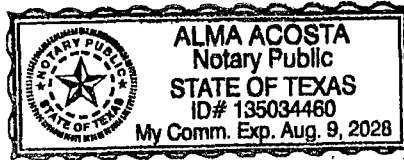
injunctive relief to prevent the foreclosure. Upon being notified by such counsel, an attorney with Glast Phillips Murray Zopolsky, P.C. will be available to attend a hearing on any application for temporary restraining order.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on February 6, 2026, by Arron Kidder, for the consideration and in the capacity expressed.



Notary Public State of Texas



NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(MSC 2019-L2 / NB Hotels Dallas LLC)

February 6, 2026 (the "**Effective Date**")

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, March 3, 2026 (the first 1st Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **10:00 AM (Dallas County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.²

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust.³

PROPERTY BEING SOLD: The Property⁴, which has a street address of 13402 Noel Rd, Dallas, TX 75240, in Dallas County, Texas.

FILED
2026 FEB -6 PM 12:43
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note, dated February 8, 2019, executed by Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$42,840,000.00.

"**Borrower**" means NB Hotels Dallas LLC, a Delaware limited liability company.

"**Original Noteholder**" means Morgan Stanley Bank, N.A., a national banking association.

³ "**Deed of Trust**" means that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement, dated effective February 8, 2019, executed and delivered by Borrower, as grantor, to Mark A. Randolph, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Document No. 201900035219 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 13402 Noel Rd, Dallas, TX 75240, in Dallas County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁵ Noteholder⁶ is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Michael Strickland with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through the Special Servicer, and may be contacted at c/o the Special Servicer, 200 S Biscayne Blvd., Suite 3550, Miami, FL 33131, Attention: Michael Strickland, (770) 580-6508 (telephone).

ACTIVE MILITARY DUTY NOTICE: To 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,⁷ the Substitute Trustees⁸ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired.

⁵ **"Loan Documents"** means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust the Cash Management Agreement (defined below) and any and all other documents executed in connection therewith and/or relating in any way thereto.

"Loan Agreement" means that certain Loan Agreement, dated February 8, 2019, entered into by and between Borrower and Original Noteholder, as amended by that certain Conditional Waiver Agreement, dated effective as of January 31, 2023, executed by Noteholder, Borrower and Guarantor (the **"Conditional Waiver Agreement"**).

"Cash Management Agreement" means the Cash Management Agreement, dated as of February 8, 2019 among the Borrower, the Original Lender, Wells Fargo Bank, N.A. as Cash Management Bank, and 13402 Noel Road Hotel Manager, LLC, as manager.

⁶ **"Noteholder"** means RSS MSC2019-L2 TX NHD, LLC, a Texas limited liability company, acting by and through the Special Servicer (defined below).

"Special Servicer" means Rialto Capital Advisors, LLC, a Delaware limited liability company, not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated March 1, 2019.

⁷ **"Appointment"** means that certain Appointment of Substitute Trustees and Request to Act, dated December 8, 2025, recorded as Document No. 202500258431 in the Real Property Records in Dallas County, Texas.

⁸ **"Substitute Trustees"** means each of the following:

Alex Dimock of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1155 (telephone), Alex.Dimock@hklaw.com (email).

Sam Murphy of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hklaw.com (email).

Jacob Franzen of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 627-1745 (telephone), Jacob.Franzen@hklaw.com (email).

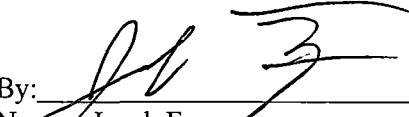
Accordingly, the maturity date of the Note has been accelerated and, therefore, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

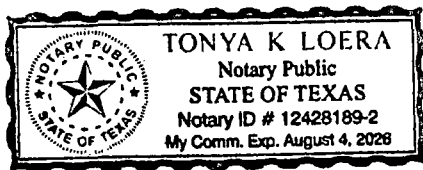
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

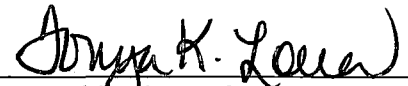
By: 
Name: Jacob Franzen
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on February 6, 2026, by Jacob Franzen, as substitute trustee, in the capacity herein stated.

[SEAL]




Notary Public, State of Texas

Securitization: MSC 2019-L2
Loan No.: 030315648
Borrower: NB Hotels Dallas LLC
Property: Le Meridien Hotel Dallas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

[attached]

EXHIBIT "A"

Securitization: MSC 2019-L2
Loan No.: 030315648
Borrower: NB Hotels Dallas LLC
Property: Le Meridien Hotel Dallas

Tract 1:

Lot 1A, Block C/7017 of HERRINGTON HOTEL ADDITION NO. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004049, Page 54, Map Records, Dallas County, Texas.

Tract 2 Easement Estate: (Cross Easement for Driveway)

Perpetual, non-exclusive easement for vehicular and pedestrian passage, ingress, and egress, created by Amended and Restated Agreement for Cross Easements for Driveway dated January 30, 2002, filed September 5, 2002, recorded in Volume 2002174, Page 3307, Deed Records, Dallas County, Texas, across, along, and upon the real property more particularly as follows:

Being all that certain tract of land situated in the Jesse Overton Survey, Abstract No. 1109, City Block C/7017, City of Dallas, Dallas County, Texas, same being a portion of Lot 1A and Lot 2B of Block C/7017 of the Herrington Hotel Addition No. 2, an addition to the City of Dallas according to the plat thereof recorded in the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Commencing at an "x" found at the southwest corner of Lot 1 of Block 1 of the Herrington Hotel Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 99101, Page 5 of the Map records of Dallas County, Texas, and from which a 1" iron pipe found at the southerly southeast corner of Lot 2 of Block C/7017 of said Herrington Hotel Addition, same being in the north line of Peterson Lane, a 60-foot right-of-way, bears South 89° 56' 38" East, a distance of 485.00 feet (bearing basis);

Thence North 00° 04' 00" West, at a distance of 10.00 feet passing the westerly southwest corner of said Lot 1A, Herrington Hotel Addition No. 2 and a corner clip at the intersection of the north line of said Peterson Lane, with the east line of Noel Road, a 71 foot right-of-way, and continuing along the common line of said Lot 1A and said Noel Road, a distance of 152.50 feet to the Point of Beginning and a corner of the tract of land herein described;

Thence North 00° 04' 00" West, continuing along the common line of said Lot 1A and said Noel Road, at a distance of 12.50 feet passing the westerly northwest corner of said Lot 1A and the common southwest corner of Lot 2B of Block C/7017, Herrington Hotel Addition No. 2, and continuing on along the common line of said Lot 2B and said Noel Road, a total distance of 25.00 feet to a corner of the tract of land herein described;

Thence departing said Noel Road, along a line 12.50 feet north of and parallel to the south line of said Lot 2B and the common north line of aforesaid Lot 1A, South 89° 55' 38" East, a distance of 105.50 feet to the east line of said Lot 2B and a common west line of aforesaid Lot 1A for a corner of the said tract of land herein described;

Thence South 00° 04' 00" East, at a distance of 12.60 feet passing the southeast corner of said Lot 2B and a common interior corner of aforesaid Lot 1A, and continuing on a total distance of 25.00 feet to a corner of the tract of land herein described;

Thence North 89° 55' 38" West, along a line 12.50 feet south of and parallel to the north line of said Lot 1A and the common south line of aforesaid Lot 2B, a distance of 105.60 feet to the Point of Beginning and containing 2,638 square feet of land.

Tract 3 Easement Estate:

Perpetual, non-exclusive easement for vehicular and pedestrian passage, ingress, and egress, created by Commercial Access and Easement Agreement, dated May 27, 1999, filed June 8, 1999, recorded in Volume 99112, Page 4402, Deed Records, Dallas County, Texas, over across and upon the real property more particularly described as follows:

EXHIBIT "A"

Securitization: MSC 2019-L2
Loan No.: 030315648
Borrower: NB Hotels Dallas LLC
Property: Le Meridien Hotel Dallas

BEING all that certain, tract or parcel of land situated in the Jesse Overton Survey, Abstract No. 1109, City of Dallas, Dallas County, Texas, same being a portion Lot 2 of Block C/7017 of Herrington Hotel Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 99101, Page 5, of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an "x" found in concrete at the southwest corner of said Lot 1, Block C/7017 of said Herrington Hotel Addition, same being at the intersection of the north line of Peterson Lane, a 60 foot public right-of-way, with the east line of Noel Road, a 71 foot public right-of-way;

THENCE South 89° 55' 38" East, along the north line of said Peterson Lane a distance of 485.00 feet (Bearing Basis Plat Volume 99101, Page 5, D.R.D.C.T.) to a 1 inch iron pipe found for the POINT OF BEGINNING at the southeast corner of said Lot 2, Herrington Hotel Addition, same being at the southwest corner of Block D/7017 of Las Estancias Addition No. 2, an addition to the City of Dallas according to the plat thereof recorded in Volume 70125, Page 2443, of the Deed Records of Dallas County, Texas;

THENCE North 89° 55' 38" West, along the common line of said Herrington Hotel Addition and said Peterson Lane, a distance of 38.00 feet to an "x" in concrete set for corner at a common corner of said Lot 2, and aforesaid Lot 1, Herrington Hotel Addition, same being at the beginning of the arc of a non-tangent curve to the right;

THENCE in a northeasterly direction, 48.17 feet along the arc of said curve to the right, having a radius of 130.00 feet, a delta angle of 21° 13' 52", and a chord which bears North 10° 41' 18" East, a distance of 47.90 feet to an "x" in concrete set for corner at the point of reverse curvature of the arc of a curve to the left;

THENCE continuing in a northeasterly direction, 3.02 feet along the arc of said curve to the left, having a radius of 110.00 feet, a delta angle of 01° 34' 24", and a chord which bears North 20° 31' 02" East, a distance of 3.02 feet to an "x" in concrete set for corner;

THENCE North 00° 04' 00" West, a distance of 115.09 feet to an "x" set in concrete for corner at the Northeast corner of said Lot 1 and a common interior corner of said Lot 2;

THENCE North 89° 55' 38" West, along the North line of said Lot 1, and the common South line of said Lot 2, a distance of 457.00 feet to an "x" found for corner at the Northwest corner of said Lot 1, and the common Southwest corner of said Lot 2, Herrington Hotel Addition, same being the east line of aforementioned Noel Road, (71 foot right-of-way), and from which the aforesaid "x" found in concrete at the southwest corner of said Lot 1, bears South 00° 04' 00" East, a distance of 165.00 feet;

THENCE North 00° 04' 00" West, along the east line of said Noel Road and the West line of said Lot 2, a distance of 12.50 feet to a corner;

THENCE South 89° 55' 38" East, a distance of 485.00 feet to a corner in the east line of said Lot 2, Herrington Hotel Addition and the common west line of aforesaid Las Estancias Addition No. 2;

THENCE South 00° 04' 00" East, along the common line of said Lot 2, Herrington Hotel Addition and said Las Estancias Addition No. 2, a distance of 177.50 feet to the PLACE OF BEGINNING and CONTAINING 0.2529 acres of land, more or less.

Tract 4:

Easement Estate as created and defined by that certain Reciprocal Access Easement Agreement, dated 2/18/19, by NB Hotels Dallas, LLC, a Delaware limited liability company, filed 2/11/19, recorded in/under Clerk's File No. 201900034614, Real Property Records, Dallas County, Texas,

LESS AND EXCEPT ANY AND ALL PROPERTY PREVIOUSLY RELEASED OF RECORD

EXHIBIT "A"

Securitization: MSC 2019-L2
Loan No.: 030315648
Borrower: NB Hotels Dallas LLC
Property: Le Meridien Hotel Dallas

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(FRESB 2019-SB65 / KeyBank / Wheatland Garden Apts)

2026 FEB -6 PM 12:53

February 6, 2026 (the "**Effective Date**")

JOHN F. WARREN
COUNTY CLERK

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

BY CEL DEPUTY

DATE OF SALE: Tuesday, March 3, 2026 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **10:00 AM (Dallas County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan².

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust³.

PROPERTY BEING SOLD: The Property⁴, which has a street address of 911 W. Wheatland Road, Dallas, Texas 75232 in Dallas County, Texas.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁵ Noteholder⁶ is the current owner of the Loan Documents.

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Note Fixed Rate – SBL, dated October 29, 2018, executed by Borrower (defined below), as maker, payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$4,040,000.00.

"**Borrower**" means Castle Crown Properties-Wheatland Gardens LLC, a Texas limited liability company.

"**Original Noteholder**" means Pinnacle Bank, a Tennessee state chartered bank.

³ "**Deed of Trust**" means that certain Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated effective October 29, 2018, executed and delivered by Borrower, as trustor, to Devin Stone c/o Fidelity National Title Agency, Inc., as trustee, for the benefit of Original Noteholder, recorded as Document No. 201800292118 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 911 W. Wheatland Road, Dallas, Texas 75232, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

⁵ "**Loan Documents**" means the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Loan Agreement – SBL, dated October 29, 2018, entered into by and between Borrower and Original Noteholder.

⁶ "**Noteholder**" means Wilmington Trust, National Association, as trustee for the registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2019-SB65, acting by and through the Special Servicer (defined below).

However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Mr. Brett Huff with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through the Special Servicer,⁷ and may be contacted at c/o KeyBank Real Estate Capital, 8117 Preston Road, Suite 400, Dallas, Texas 75225, Attention: Mr. Brett Huff, (214) 416-3139 (telephone), Brett_Huff@keybank.com (email).

ACTIVE MILITARY DUTY NOTICE: To 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,⁸ the Substitute Trustees⁹ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Note matured on January 1, 2024. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

⁷ "**Special Servicer**" means KeyBank, National Association, not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated August 1, 2019.

⁸ "**Appointment**" means that certain Appointment of Substitute Trustees and Request to Act, dated January 15, 2026, recorded as Instrument No. 202600025275 in the Real Property Records in Dallas County, Texas.

⁹ "**Substitute Trustees**" means each of the following:

Chris Hamilton, Esq., of Dallas County, Texas, Haynes Boone, LLP, 2801 N. Harwood Street, Dallas, Texas 75201, (214) 651-5474 (telephone), Chris.Hamilton@haynesboone.com (email).

Katrisha Harris, Esq., of Dallas County, Texas, Haynes Boone, LLP, 2801 N. Harwood Street, Dallas, Texas 75201, (214) 651-5495 (telephone), Katrisha.Harris@haynesboone.com (email).

Gage Beekman, Esq., of Dallas County, Texas, Haynes Boone, LLP, 2801 N. Harwood Street, Dallas, Texas 75201, (214) 651-5213 (telephone), Gage.Beekman@haynesboone.com (email).


Viola Mercer, Esq., of Dallas County, Texas, Haynes Boone, LLP, 2801 N. Harwood Street, Dallas, Texas 75201, (214) 651-5241 (telephone), Rose.Mercer@haynesboone.com (email).

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

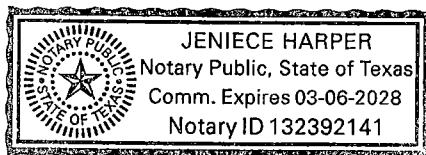
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: 
Name: Chris Hamilton
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on February 5, 2026, by Chris Hamilton, as substitute trustee, in the capacity herein stated.

[SEAL]



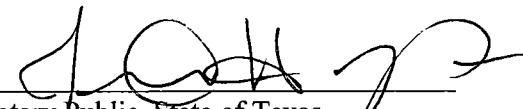

Notary Public, State of Texas

EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

Being a tract of land situated in the T.F. Crutchfield Survey, Abstract No. 248, in the City of Dallas, Dallas County, Texas, and in Dallas City Block 7525 and being the tract of land as described by Special Warranty Deed with Vendor's Lien to Wheatland Gardens Dallas, LLC, a Texas limited liability company as recorded in Instrument No. 201600202790 Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a PK nail found for corner at the intersection of the North right-of-way line of W. Wheatland Road (80 foot public right-of-way) and the West right-of-way line of a 15 foot alley right-of-way line as dedicated by the recorded plat of Polk Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 41, Page 177 of the Map Records of Dallas County, Texas, said point being the Southeast corner of herein described tract;

Thence North 89 Degrees 41 Minutes 14 Seconds West, along the North right-of-way line of said W. Wheatland Road, a distance of 399.91 feet to a 100D nail found for corner;

Thence South 86 Degrees 28 Minutes 37 Seconds West, continuing along the North right-of-way line of said W. Wheatland Road, a distance of 82.16 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southeast corner of the tract of land as described by Special Warranty Deed to IRG Woodshire LLC, a Delaware limited liability company, as recorded in Instrument No. 201700322948, Official Public Records, Dallas County, Texas;

Thence North 11 Degrees 12 Minutes 11 Seconds East, departing the North right-of-way line of said W. Wheatland Road, common with the East line of said IRG Woodshire LLC tract, a distance of 605.99 feet to a 1/2 inch iron rod found for corner in the South line of said Polk Terrace Addition, and in the South right-of-way line of said 15 foot public alley, said point being the Northwest corner of herein described tract recorded in Instrument No. 201600202790;

Thence, in an Easterly direction, along the South line of said Polk Terrace Addition and along the South right-of-way line of said alley, the following courses and distances:

South 71 Degrees 45 Minutes 29 Seconds East, along the South right-of-way line of said alley, a distance of 134.90 feet to a 1/2 inch iron rod found for corner;

EXHIBIT "A"

Securitization: FRESB 2019-SB65

Keybank Loan No.: 10213499

Borrower: Castle Crown Properties-Wheatland Gardens LLC

Property: 911 W. Wheatland Road, Dallas, Texas 75232 (Wheatland Garden Apts)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

North 63 Degrees 17 Minutes 21 Seconds East, continuing along the South right-of-way line of said alley, a distance of 146.67 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the right;

Thence, in a northeasterly direction, along the Southeast right-of-way line of said alley, and along said curve to the right, through a central angle of 24 Degrees 30 Minutes 40 Seconds, a radius of 227.34 feet, a chord bearing and distance of North 75 Degrees 29 Minutes 42 Seconds East, 96.52 feet and an arc length of 97.26 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Northeast corner of herein described tract recorded in Instrument No. 201600202790;

Thence South 45 Degrees 07 Minutes 09 Seconds East, along the Southwest right-of-way line of said alley, a distance of 21.05 feet to a 1/2 inch iron rod found for corner lying in the West right-of-way line of said alley;

Thence South 00 Degrees 18 Minutes 15 Seconds West, along the West right-of-way line of said alley, a distance of 624.60 feet to the POINT OF BEGINNING and containing 250,973 square feet or 5.76 acres of land.

For informational purposes only:

Tax Parcel Number: 00000745567000000

Address: 911 W. Wheatland Road
Dallas, Texas 75232

EXHIBIT "A"

Securitization: FRESB 2019-SB65

Keybank Loan No.: 10213499

Borrower: Castle Crown Properties-Wheatland Gardens LLC

Property: 911 W. Wheatland Road, Dallas, Texas 75232 (Wheatland Garden Apts)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

12

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Date: February 6, 2026

Borrower: **FOREST 9750, LP,**
a Texas limited partnership

Borrower's Address: 2310 N. Henderson Avenue, Suite 208
Dallas, Texas 75206
Attn: Sean Fogelman

Holder: **9750 FOREST LANE, LLC,**
a Delaware limited liability company,
d/b/a in Texas as 9750 Texas Forest, LLC

Holder's Address: 591 W. Putnam Avenue
Greenwich, CT 06830

Substitute Trustees: Mark Patterson, James Billingsley, Veronica C. Law, Cahlen
Cheatham, Rich Marshall, and Kristi Bracey, each of whom
is an individual and may act alone or together (each a
"**Substitute Trustee**")

Substitute Trustees' Address: c/o Duane Morris' LLP
200 Crescent Court, Suite 900
Dallas, Texas 75201-1514
Attention: Mark Patterson, Esq.

Deed of Trust: Amended and Restated Fee and Leasehold Deed of Trust,
Assignment of Leases and Rents, Security Agreement, and
Fixture Filing by Borrower and Ground Lessor to Original
Trustee for the benefit of Lender

Date: December 30, 2024

2026 FEB - 6 PM 12:07
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

Ground Lessor: PECOS HOUSING FINANCE CORPORATION,¹
a Texas nonprofit public housing finance corporation

Lender: STWD 2022-FL3, LTD., an exempted company with
limited liability under the laws of the Cayman Islands

Original Trustee: Gavriel Toso, an individual
(who has been replaced)

Secures: Obligations under (1) a Promissory Note A-1, dated October 21, 2021, in the original principal amount of \$29,000,000.00 ("**Note A-1**"), executed by Borrower in favor of SPT Real Estate Capital, LLC, a Delaware limited liability company ("**Original Lender**"), and (2) a Promissory Note A-2, dated October 21, 2021, in the original principal amount of \$3,500,000.00 ("**Note A-2**") (Note A-1 and Note A-2 are referred to herein as the "**Notes**") executed by Borrower in favor of Original Lender, each of the Notes currently held by Holder, and all other indebtedness described in the Deed of Trust.

Recording Info: Recorded December 31, 2024, as Instrument No. 202400264276, in the Official Public Records of Dallas County, Texas (the "**Records**"). The Deed of Trust was assigned (1) by Lender to SPT Real Estate Capital, LLC, a Delaware limited liability company ("**SPT REC**"), pursuant to that certain Assignment of Amended and Restated Fee and Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing, dated effective as of November 12, 2025, and recorded January 15, 2026, as Instrument No. 202600010517, in the Records, and (2) by SPT REC to Holder pursuant to that certain Assignment of Amended and Restated Fee and Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing and Other Loan Documents, dated as of January 30, 2026, and recorded February 4, 2026, as Instrument No. 202600024243 in the Records.

The Deed of Trust amends and restates that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing (the "**Original Deed of Trust**"), made by Borrower, to Original Trustee, for the benefit of Original Lender, dated October 21, 2021 and recorded October 25, 2021, as Instrument No. 202100318523, in the Records. The

¹ Note: The correct name of Ground Lessor per its Certificate of Formation filed with the Secretary of State of Texas is "Pecos Housing Finance Corporation". The Deed of Trust referred to Ground Lessor as "Pecos Housing Financing Corporation" only on pages 1 and 2 thereof. In all other places within the Deed of Trust (including the execution (under acknowledgment) page), the correct name was referenced.

Original Deed of Trust was: (i) assigned by Original Lender to Starwood Property Mortgage Sub-10-A, L.L.C., a Delaware limited liability company ("Assignee #1"), pursuant to that certain Assignment of Interest under Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Assignment of Leases and Rents, dated October 21, 2021 and recorded November 8, 2021, as Instrument No. 202100335145, in the Records; (ii) assigned by Assignee #1 to Starwood Property Mortgage Sub-2, L.L.C., a Delaware limited liability company ("Assignee #2"), pursuant to that certain Assignment of Interest under Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Assignment of Leases and Rents, dated November 9, 2021 and recorded December 1, 2021, as Instrument No. 202100358934, in the Records, as corrected by that certain Correction Affidavit as to a Recorded Original Instrument (Non-material correction pursuant to §5.028, Texas Property Code), dated January 6, 2023 and recorded January 6, 2023, as Instrument No. 202300003744, in the Records; (iii) assigned by Assignee #2 to STWD CLO Seller, LLC, a Delaware limited liability company ("Assignee #3"), pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing, dated effective as of February 1, 2022 and recorded January 11, 2023, as Instrument No. 202300006167, in the Records; and (iv) assigned by Assignee #3 to Lender, pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing, dated effective as of February 1, 2022 and recorded January 11, 2023, as Instrument No. 202300006170, in the Records.

Borrower's Property:

All of Borrower's right, title and interest in and to the Property (as defined in the Deed of Trust), including, without limitation, (1) the real property located in the City of Dallas, Dallas County, Texas as more particularly described in Exhibit A to the Deed of Trust (the "Land"), (2) the Ground Lease (as defined in the Deed of Trust) and the leasehold estate created thereby, which Ground Lease is evidenced by that certain Memorandum of Ground Lease by and between Ground Lessor, as landlord, and Borrower, as tenant, executed to be effective as of December 30, 2024 and recorded December 31, 2024, as Instrument No. 202400264275, in the Records, (3) the Improvements (as defined in the Deed of Trust), (4) the Rents and Leases (as each of the two foregoing terms is defined in the Deed of Trust), and (5) the Personal Property (as defined in the Deed of Trust). The legal description of the Land is also, for the

sake of convenience only, described in **Exhibit A**, attached hereto and made a part hereof for all purposes. For the avoidance of all doubt, Ground Lessor's right, title, and interest in and to (a) the Land, (b) any and all easements, rights, alleys, right-of-ways, privileges, appurtenances, and advantages belonging to or in any way appertaining to the Land, (c) the landlord's interest in the Ground Lease and (d) any portion of the Property that is not Borrower's Property shall remain undisturbed by the Foreclosure Sale and shall, in all respects, continue to be owned by Ground Lessor and constitute collateral under, and described in, the Deed of Trust, the same having been pledged by Ground Lessor as security for the payment of the indebtedness described in the Deed of Trust and, after the Foreclosure Sale, will continue as security for the payment of the indebtedness described in the Deed of Trust. Pursuant to the Ground Lease, the Improvements and Equipment (as each of the two foregoing terms is defined in the Ground Lease) are owned by Borrower during the term of the Ground Lease.

Foreclosure Sale

Date of Sale: Tuesday, March 3, 2026

Time of Sale: The sale of the Borrower's 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 commence within three hours of such time.

Place of Sale: George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area outside on the north side of the Building and 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 Commissioners Court of Dallas County, Texas, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or as otherwise designated by the Dallas County Commissioners.

Holder, the present owner and holder of the Notes, has appointed Mark Patterson, James Billingsley, Veronica C. Law, Cahlen Cheatham, Rich Marshall, and Kristi Bracey, 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. The Notes evidence a loan (the "**Loan**"), secured by the Deed of Trust and further evidenced and/or secured by the other documents in connection therewith (collectively, the "**Loan Documents**"). The Loan has matured according to its terms and, accordingly, the indebtedness evidenced by the Notes is now wholly due. Holder has instructed Substitute

Trustees, and each of them acting alone, to sell the Borrower's Property toward the satisfaction of the Notes.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property that constitutes the Borrower's Property under the Deed of Trust in accordance with Holder's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Pursuant, in part, to Section 51.009 of the Texas Property Code, notice is hereby given that on the Date of Sale, Substitute Trustees, or any one of them acting alone, will offer the Borrower's Property for sale at public auction at the Place of Sale, to the highest bidder for cash, in "AS IS, WHERE IS" condition, without any express or implied warranties (except as to the warranties [if any] provided for under the Deed of Trust), at the purchaser's own risk, expressly subject to any valid Leases (which Leases shall not terminate as a result of the Foreclosure Sale), and further expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law as well as by contract with Borrower or Holder the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property to the extent such matters remain in force and effect and have not been subordinated to the Deed of Trust or otherwise terminated in accordance with the terms as expressly set forth therein. The Foreclosure Sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust or that is not the Borrower's Property.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters. Prospective bidders are further advised to conduct an independent investigation of the nature and physical condition of the Property (including Borrower's Property). 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 conducting the Foreclosure Sale may, at his or her option, postpone the Foreclosure 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 Foreclosure 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 Foreclosure Sale shall be concluded by no later than 3:45 p.m. local time on the Date of Sale.

If the Substitute Trustee postpones, withdraws, and/or reschedules 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 reposting or refiling may be after the date originally scheduled for this Foreclosure Sale.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee conducting the Foreclosure Sale reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened by the Substitute Trustee.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the

prospective purchaser requiring or resulting in the invalidation of the sale and rescission of the Substitute Trustee's Deed (as to Improvements), Assignment of Leasehold Estate and Bill of Sale, prospective purchaser's damages resulting therefrom are limited to the consideration paid to Holder (or any successor) and the sole and absolute remedy shall be the return to the prospective purchaser of the consideration paid. The prospective purchaser shall have no further recourse against the Substitute Trustee, Holder, or any successor, or its attorney(s).

Pursuant to the endorsements, assignments and/or transfers of the Loan Documents as described herein, Holder is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Holder reserves the right to endorse, assign, and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the Foreclosure Sale). You may contact Mr. Jay Cowart, 591 W. Putnam Avenue, Greenwich, CT 06830, e-mail address jcowart@starwood.com, to determine whether Holder has endorsed, assigned, and/or transferred the Loan Documents to a third-party and, if it has, to obtain the name, address, and other contact information of the successor holder(s) of the Loan Documents and/or the Notes.

[END OF TEXT – SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]



MARK PATTERSON,
As Substitute Trustee

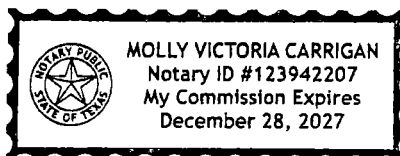
STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

Before me, Molly Carrigan, Notary Public, on this day personally appeared Mark Patterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6th day of February, 2026.



Molly Victoria Carrigan
Notary Public, State of Texas
Print Name: Molly Victoria Carrigan
My Commission Expires: 12/28/2027

[AFFIX NOTARY STAMP ABOVE]

After filing return to:

DUANE MORRIS LLP
200 Crescent Court, Suite 900
Dallas, Texas 75201-1514
Attn: Mark Patterson, Esq.
Office: (214) 257-7200
Fax: (214) 257-7201

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

LEGAL DESCRIPTION (PER RECORD):

BEING A TRACT OF LAND OUT OF THE J.G. HUSTEAD SURVEY, ABSTRACT NO. 597 AND BEING LOT 1, BLOCK B/8095 OF CREEK BEND ADDITION AS RECORDED IN VOLUME 80063, PAGE 2947 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARING BASIS IS THE SOUTH R.O.W. LINE OF FOREST LANE BEING SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST.

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE SOUTH ROW LINE OF FOREST LANE (50' FROM ITS CENTER LINE); SAID POINT BEING IN THE WESTERLY LINE OF THE BENT CREEK SHOPPING CENTER, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT RECORDED IN VOLUME 81027, PAGE 1139 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE SAID WESTERLY LINE OF BENT CREEK SHOPPING CENTER 175.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET BEING THE SOUTHWESTERLY CORNER OF SAID BENT CREEK SHOPPING CENTER;

THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID BENT CREEK SHOPPING CENTER, 425.00 FEET TO AN CAPPED 5/8 INCH IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE WEST ROW LINE OF AUDELIA ROAD;

THENCE S 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE WEST ROW LINE OF AUDELIA ROAD, 120.85 FEET TO A POINT IN AUDELIA BRANCH, BEING IN THE NORTHERLY LINE OF LOT 1, BLOCK A/A/ 8094 OF ONE ORLEANS PLACE CONDOMINIUMS, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE PLAT AS RECORDED IN VOLUME 83023, PAGE 3364 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE IN A SOUTHWESTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID NORTHERLY LINE OF SAID ONE ORLEANS PLACE CONDOMINIUMS AND ALONG AUDELIA BRANCH THE FOLLOWING SIX CALLS;

SOUTH 78 DEGREES 20 MINUTES 00 SECONDS WEST, 180.12 FEET TO AN ANGLE POINT;

SOUTH 54 DEGREES 56 MINUTES 00 SECONDS WEST, 201.91 FEET TO AN ANGLE POINT;

SOUTH 74 DEGREES 41 MINUTES 00 SECONDS WEST, 262.60 FEET. TO A POINT AT THE NORTHWESTERLY CORNER OF SAID ONE ORLEANS PLACE CONDOMINIUMS;

SOUTH 17 DEGREES 10 MINUTES 00 SECONDS WEST, 170.00 FEET TO AN ANGLE POINT;

SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST, 405.00 FEET TO AN ANGLE POINT;

SOUTH 51 DEGREES 40 MINUTES 00 SECONDS WEST, 218.46 FEET TO A CORNER POINT IN THE EASTERLY LINE OF FOREST OAKS APARTMENTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 70026, PAGE 35 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 01 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG THE SAID EASTERLY LINE OF FOREST OAKS APARTMENTS ADDITION 233.12 FEET PASSING A 1/2" IRON ROD FOUND AND CONTINUING IN ALL 1,216.82 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH ROW LINE OF FOREST LANE (100 FOOT RIGHT OF WAY);

THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE SOUTH ROW LINE OF FOREST LANE 519.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.4249 ACRES (497,671 SQUARE FEET) OF LAND MORE OR LESS.

SAID PROPERTY BEING THE SAME DESCRIBED AS FOLLOWS:

METES AND BOUNDS (AS-SURVEYED):

BEING A TRACT OF LAND OUT OF THE J.G. HUSTEAD SURVEY, ABSTRACT NO. 597 AND BEING LOT 1, BLOCK B/8095 OF CREEK BEND ADDITION AS RECORDED IN VOLUME 80063, PAGE 2947 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARING BASIS IS THE SOUTH R.O.W. LINE OF FOREST LANE BEING SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST.

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE SOUTH ROW LINE OF FOREST LANE (50' FROM ITS CENTER LINE); SAID POINT BEING IN THE WESTERLY LINE OF THE BENT CREEK SHOPPING CENTER, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT RECORDED IN VOLUME 81027, PAGE 1139 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 21 MINUTES 44 SECONDS EAST, ALONG THE SAID WESTERLY LINE OF BENT CREEK SHOPPING CENTER 175.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET BEING THE SOUTHWESTERLY CORNER OF SAID BENT CREEK SHOPPING CENTER;

THENCE SOUTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID BENT CREEK SHOPPING CENTER, 425.00 FEET TO AN CAPPED 5/8 INCH IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE WEST ROW LINE OF AUDELIA ROAD;

THENCE S 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE WEST ROW LINE OF AUDELIA ROAD, 120.85 FEET TO A POINT IN AUDELIA BRANCH, BEING IN THE NORTHERLY LINE OF LOT 1, BLOCK NN 8094 OF ONE ORLEANS PLACE CONDOMINIUMS, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE PLAT AS RECORDED IN VOLUME 83023, PAGE 3364 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE IN A SOUTHWESTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID NORTHERLY LINE OF SAID ONE ORLEANS PLACE CONDOMINIUMS AND ALONG AUDELIA BRANCH THE FOLLOWING SIX CALLS;

SOUTH 77 DEGREES 58 MINUTES 51 SECONDS WEST, 180.12 FEET TO AN ANGLE POINT;

SOUTH 54 DEGREES 34 MINUTES 51 SECONDS WEST, 201.91 FEET TO AN ANGLE POINT;

SOUTH 74 DEGREES 19 MINUTES 51 SECONDS WEST, 262.60 FEET. TO A POINT AT THE NORTHWESTERLY CORNER OF SAID ONE ORLEANS PLACE CONDOMINIUMS;

SOUTH 16 DEGREES 48 MINUTES 51 SECONDS WEST, 170.00 FEET TO AN ANGLE POINT;

SOUTH 12 DEGREES 18 MINUTES 51 SECONDS WEST, 405.00 FEET TO AN ANGLE POINT;

SOUTH 51 DEGREES 18 MINUTES 51 SECONDS WEST, 218.46 FEET TO A CORNER POINT IN THE EASTERLY LINE OF FOREST OAKS APARTMENTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 70026, PAGE 35 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 10 MINUTES 49 SECONDS WEST, ALONG THE SAID EASTERLY LINE OF FOREST OAKS APARTMENTS ADDITION 233.12 FEET PASSING A 1/2" IRON ROD FOUND AND CONTINUING IN ALL 1,216.82 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH ROW LINE OF FOREST LANE (100 FOOT RIGHT OF WAY);

THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, ALONG THE SOUTH ROW LINE OF FOREST LANE 519.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.4249 ACRES (497,668 SQUARE FEET) OF LAND MORE OR LESS.

LEASEHOLD:

Together with that certain leasehold interest as evidenced by that certain Ground Lease by and between Pecos Housing Finance Corporation, as Landlord and Forest 9750, LP, as Tenant dated December 30, 2024 and as further evidenced by that certain Memorandum of Ground Lease by

and between Pecos Housing Finance Corporation, as Landlord and Forest 9750, LP, as Tenant dated December 30, 2024 to be recorded with the Dallas County Clerk.

Purported Physical Address (per Original Deed of Trust):

9750 Forest Lane
Dallas, Texas 75243
Dallas County

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

DATE: February 9, 2026

NOTE: Real Estate Lien Note described as follows:

Date: May 14, 2025
Maker: Realatico, LLC,
a Texas Limited Liability Company
Payee: USAM Fund 3, LLC,
A Texas Limited Liability Company
Original
Principal
Amount: \$716,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: May 14, 2025
Grantor: Realatico, LLC,
a Texas Limited Liability Company
Trustee: Tolesoaz Corp. d/b/a Total Lender Solutions, Trustee
Beneficiary: USAM Fund 3, LLC,
A Texas Limited Liability Company
Recorded: Document Number **202500106282**, in the Official Public Records of
Dallas County, Texas.

LENDER: USAM Fund 3, LLC,
A Texas Limited Liability Company

FILED
2026 FEB -9 AM 9:48
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

BORROWER: Realatico, LLC,
a Texas Limited Liability Company

PROPERTY: The real property described as follows:

Lot 26, Block H/8111, of ROYAL HIGHLANDS NO. 1, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72115, Page 220, of the Map Records of Dallas County, Texas.

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Drive, Suite 100, Austin, Texas 78731

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

March 3, 2026, the first Tuesday of the month, to commence at **10:00 A.M.**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT IN DALLAS COUNTY, TEXAS.**

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

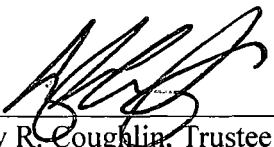
RECITALS

Default has occurred in the payment of the Note and 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.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

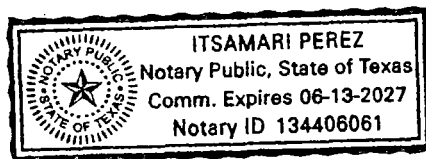
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable 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**.

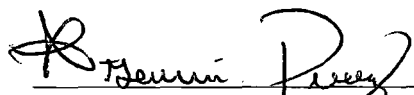
EXECUTED as of **February 9, 2026**.


Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **9th** day of **February 2026**, by **Cody R. Coughlin** the **Trustee** for the purposes therein stated.




Notary Public, State of Texas

After recording, please return original to:
Taylor & Coughlin, PLLC
5926 Balcones Drive, Suite 100
Austin, Texas 78731

FILED

2026 FEB 9 AM 10:46

[space above this line for recording purposes]

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

DATE: February 9, 2026

NOTE: Multifamily Note described as follows:

Date: October 6, 2022

Borrower: Harris & Allred LB, LLC, HIG REF2 TX5, LLC, HIG Luna Apartments, LLC, SD Luna, LLC, and Lambert Realty LB, LLC

Lender: Lima One Capital, LLC

Original Principal Amount: \$13,923,730.00

(Note).

DEED OF TRUST: Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing described as follows:

Date: October 6, 2022

Borrower: Harris & Allred LB, LLC, HIG REF2 TX5, LLC, HIG Luna Apartments, LLC, SD Luna, LLC, and Lambert Realty LB, LLC

Trustee: Neale Potts

Lender: Lima One Capital, LLC

Recorded: In the Official Public Records of Dallas County, Texas on October 20, 2022 as document 202200275931.

(Deed of Trust).

CURRENT LENDER/MORTGAGEE: Lima One Capital, LLC (**Lender/Mortgagee**).

BORROWER: Harris & Allred LB, LLC, HIG REF2 TX5, LLC, HIG Luna Apartments, LLC, SD Luna, LLC, and Lambert Realty LB, LLC (**Borrower**).

PROPERTY: The real property more particularly described on **exhibit A**, attached hereto, together with and any and all personal property and fixtures described in the Deed of Trust (**Property**).

SUBSTITUTE TRUSTEE(S), ADDRESSES AND PHONE NUMBERS: Lender/Mortgagee hereby authorizes its undersigned attorney to appoint the following substitute trustees to succeed to all title, powers and duties of the original trustee appointed in the Deed of Trust pursuant to Texas Property Code section 51.0075:

C. Charles Townsend
Hinshaw & Culbertson LLP
1717 Main Street, Suite 3625
Dallas, Texas 75201
945-229-6380

Matthew Lindsey
Hinshaw & Culbertson LLP
1717 Main Street, Suite 3625
Dallas, Texas 75201
945-229-6380

Alfredo Ramos
Hinshaw & Culbertson LLP
5151 San Felipe, Suite 1380
Houston, Texas 77056
346-344-4500

(Substitute Trustee(s)).

DATE, TIME AND PLACE OF SUBSTITUTE TRUSTEE'S SALE: A non-judicial foreclosure sale will take place at the following date, time and place pursuant to Texas Property Code section 51.002 and the Deed of Trust:

Date: March 3, 2026

Time: Commencing at 10:00 a.m. or not later than 3 hours after 10:00 a.m.

Place: North Side of the George Allen Courts Building Facing Commerce Street or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

(Substitute Trustee's Sale)

A default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust securing the Note. Because of such default, Lender/Mortgagee has requested each and any of the Substitute Trustee(s) to sell the Property at the Substitute Trustee's Sale in accordance with the Deed of Trust and applicable law.

The Deed of Trust encumbers both real and personal property and fixtures. Formal notice is hereby given of the Lender/Mortgagee's election to proceed against and sell the real property and any and

all personal property and fixtures described in the Deed of Trust, in accordance with the Lender/Mortgagee's rights and remedies under the Deed of Trust, Texas Property Code chapter 51 and Texas Business and Commerce Code (Texas UCC) section 9.604(a).

Notice is hereby given that on the date and time and at the place of Substitute Trustee's Sale identified above, any of the Substitute Trustee(s) herein appointed, or such other substitute trustee as the Lender/Mortgagee may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law.

The Substitute Trustee's Sale will be conducted as a public auction, and the Property secured by the Deed of Trust, including, without limitation, all right, title, interest, and privilege of Borrower/Mortgagor to any real property described in **Exhibit A** attached hereto. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee(s) has not made and will not make any covenants, representations, or warranties concerning 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 and applicable law.

Pursuant to Texas Property Code section 51.009, the Property will be sold "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER LENDER/MORTGAGEE NOR THE SUBSTITUTE TRUSTEE(S) MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER AT THE FORECLOSURE SALE. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

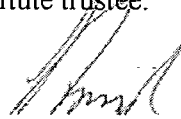
Pursuant to Texas Property Code section 51.0075(a), Substitute Trustee(s) reserves the right to set further reasonable conditions for conducting the Substitute Trustee's Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee(s).

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 LENDER/MORTGAGEE.

Dated: February 9, 2026

Substitute trustee:



C. Charles Townsend
Hinshaw & Culbertson, LLP
1717 Main Street, Suite 3625
Dallas, Texas 75201
Telephone 945-229-6390

EXHIBIT A

The following real estate situated in Dallas County, Texas, together with all buildings, structures, and other improvements (such buildings, structures, fixtures and other improvements) now or hereafter situated thereon:

DESCRIPTION OF THE LAND

Tract I:

Being a lot, tract or parcel of land situated in the James Weisel 320 acre Survey, Abstract No. 1541, City of Dallas Block No. 5944, Dallas County, Texas, being comprised of 3 tracts of land known as Tracts 1, 2, and 3 in a deed to Kramer and Davis, LLC, recorded in Instrument No. 201200043783 of the Official Public Records of Dallas County, and being further described as follows:

Beginning at a 1/2-inch iron rod with cap stamped "Precise Land Surv." Set (hereinafter called 1/2 inch iron rod set) at the intersection of the east line of North Gilpin Avenue (60' R.O.W.) with the south line of the West Eighth Street (50' R.O.W.), being the northwest corner of the herein described tract;

Thence North 89° 57' 00" East, along said south line of West Eighth Street, a distance of 670.00 feet to a 1/2-inch iron rod found on the west line of Kramer Street (40' R.O.W.), being the northeast corner of this tract;

Thence South 00° 17' 11" East, along said west line, a distance of 355.86 feet to a 1/2-inch iron rod set on the north line of Mount Ranier Street (50' R.O.W.), being the southeast corner of this tract;

Thence along said north line of Mount Ranier Street the following:

North 89° 55' 00" West, a distance of 81.13 feet to a 1/2-inch iron rod set at the beginning of a curve to the right, having a radius of 634.16 feet, a chord bearing of North 80° 11' 00" West, and a chord distance of 214.43 feet;

Thence northwesterly, along said curve to the right, an arc distance of 215.46 feet to a 1/2 inch iron rod set;

Thence North 70° 27' 00" West, a distance of 79.62 feet to a 1/2-inch iron rod found at the beginning of a curve to the left, having a radius of 749.60 feet, a chord bearing of North 80° 11' 00" West and a chord distance of 253.46 feet;

Thence northwesterly along said curve to the left, an arc distance of 254.68 feet to a point from which a 1/2-inch iron rod found bears North 42 West, a distance of 0.43 of one foot;

Thence North 89° 55' 00" West, a distance of 54.59 feet to a 1/2-inch iron rod set on the aforementioned east line of North Gilpin Avenue, being the southwest corner of this tract;

Thence North, along said east line, a distance of 249.66 feet to the Beginning Point and containing 204,025 square feet or 4.68 acres of land, more or less.

Tax ID#/APN Tract I: 00000459928000000; 00000459931000000 and 00000308508000000

Tract II:

Being a lot, tract or parcel of land situated in the James Weisel 320 acre Survey, Abstract No. 1541, City of Dallas Block No. 5945, Dallas County, Texas, being the same land known as Tract 4 in a deed to Kramer and Davis, LLC, recorded in Instrument No. 201200043783 of the Official Public Records of Dallas County, and being further described as follows:

Beginning at a 1/2-inch iron rod set with cap stamped "Precise Land Surv." (hereinafter called 1/2-inch iron rod set) on the west line of North Gilpin Avenue (60' R.O.W.), at its intersection with the north line of a 15 feet wide alley, being 135 feet north of the north line of Mount Ranier Street (50' R.O.W.) and being the southeast corner of the herein described tract;

Thence West (bearing base from aforesaid deed 201200043783), along said north alley line, a distance of 51.21 feet to a PK nail set in asphalt;

Thence South 80° 47' 00" West, continuing along said north alley line, a distance of 66.19 feet to a point for corner from which a railroad spike found bears South, a distance of 0.75 feet, said point being on the east line of a 10 feet wide alley as shown on the plat of Westridge park Section Eleven, recorded in Volume 20, Page 345 of the Map Records of Dallas County, and being the southwest corner of this tract;

Thence North 09° 13' 00" West, along said east alley line, a distance of 90.97 feet to an "X" set in concrete;

Thence North 20° 21' 00" West, continuing along said east alley line, a distance of 198.58 feet to a 1/2 -inch iron rod set, being the northwest corner of this tract;

Thence North 89° 51' 30" East, a distance of 200.17 feet to a 1/2-inch iron rod set on the aforesaid west line of the North Gilpin Avenue, being the northeast corner of this tract;

Thence South, along said west line of the North Gilpin Avenue, a distance of 265.87 feet to the Beginning Point and containing 41,120 square feet or 0.94 of one acre of land, more or less.

Tax ID# / APN# Tract II: 00000459546000000

Commonly known as:

3706 West 8th Street, Dallas, Texas 75211

PREPARED BY AND RETURN
TO AFTER RECORDING:

C. Charles Townsend
Hinshaw & Culbertson, LLP
1717 Main Street, Suite 3625
Dallas, Texas 75201

NOTICE OF 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.

WHEREAS, on September 22, 2023, Poju Homes LLC ("Borrower"), executed a Deed of Trust Security Agreement Financing Statement conveying to David Baty, Trustee for the benefit of Texas Republic Bank, N.A. ("Beneficiary"), certain real property situated in Dallas County, Texas and herein described, together with all improvements thereon (the "Real Estate"), to secure payment by Borrower of the Note secured by that Deed of Trust, filed for record in the deed records of Dallas County, Texas on September 25, 2023, as Document Number 202300195724 (the "Deed of Trust") naming Beneficiary as lienholder and Borrowers as Grantor in the amount of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) plus all other indebtedness and liabilities of all kinds of Grantor to Beneficiary then existing or thereafter arising (the "Indebtedness");

WHEREAS, Mark D. Winnubst was appointed by Beneficiary as the Substitute Trustee pursuant to the Appointment and Designation of Substitute Trustee, dated February 5, 2026, and recorded in the deed records of Dallas County, Texas.

WHEREAS, default has occurred in the payment of the Indebtedness by Borrower and accordingly Beneficiary has requested the undersigned to sell said Real Estate to satisfy the obligations of the Deed of Trust.

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 3rd day of March, 2026, with the sale to begin between ten (10:00) o'clock a.m., or not later than three (3) hours after that time, I will sell said Real Estate to the highest bidder for cash by public sale at auction at the NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS' OFFICE or as designated by the County Commissioners' Court. A true and correct copy of said Notice is attached hereto.

The Notice pertains to the following property:

See Exhibit "A" attached hereto.

and all Improvements and Fixtures and all rights, title and Interest appurtenant thereto.

Subject to all the easements, deed restrictions, and reservations of record.

2026 FEB -9 AM 10:46

FILED

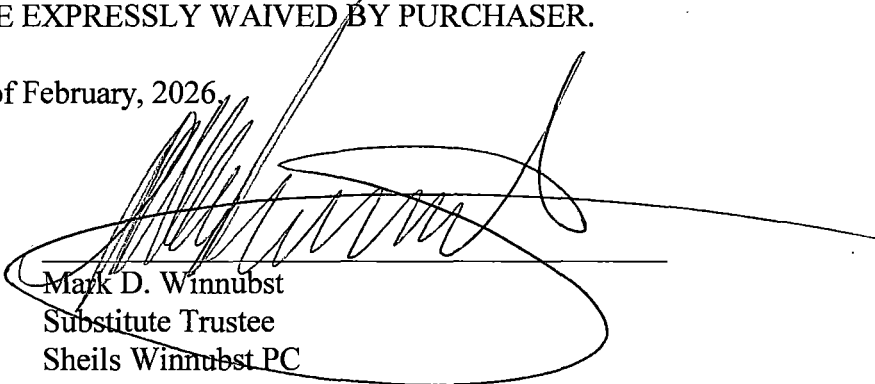
Mortgage Servicer: Texas Republic Bank N.A.

Note Holder: Texas Republic Bank, N.A.
2595 Preston Road
Suite 100
Frisco, Texas 75034

The sale noticed herein shall include the interest of Beneficiary in all fixtures and personal property, if any, covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness. Beneficiary, having directed the undersigned to sell, the undersigned hereby notices the sale of said fixtures and personalty pursuant to the rights granted to Beneficiary under Section 9.501(d) of the Texas Uniform Commercial Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENT OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

Witness my hand this 6th day of February, 2026.



Mark D. Winnubst
Substitute Trustee
Sheils Winnubst PC
1701 N. Collins Blvd., Suite 1100
Richardson, Texas 75080

EXHIBIT "A"

Tract 1:

Lot 10, Block 3/6889, Carver Heights No. 1, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 15, Page 135, Plat Records, Dallas County, Texas.

Tract 2:

Lot 7, Block 4/6889, Carver Heights No. 1, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 15, Page 135, Plat Records, Dallas County, Texas.

Tract 3:

Lot 4, Block 1/6889, Carver Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 15, Page 135, Map Records, Dallas County, Texas.

Tract 4:

Lot 6, Block 1/6889, Carver Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 15, Page 135, Map Records, Dallas County, Texas.

Tract 5:

Lot 3, Block H/6881, Chesterfield Heights Addition, an addition in the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 14, Page 1, Map Records, Dallas County, Texas.

Tract 6:

Lot 592, Block 1, Lake Ridge Section 10-1-B, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof recorded in Volume 97125, Page 440, Map Records, Dallas County, Texas.

Tract 7:

BEING A TRACT OF LAND IN THE W. FLEMING SURVEY, ABSTRACT NO. 466, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.555 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN CLERKS FILE NO. 201400217693, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS (R.P.R.D.C.T.), ALL OF A CALLED 9.259 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 201400217694, R.P.R.D.C.T., ALL

OF A CALLED 0.637 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 201400217695, R.P.R.D.C.T., AND PART OF A CALLED 29.94 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 76170, PAGE 439, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID 29.94 ACRE TRACT IN WINTERGREEN ROAD, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 9.259 ACRE TRACT, BEARS N 00°54'11" W, A DISTANCE OF 16.00 FEET, SAID 5/8" IRON ROD ALSO BEING THE SOUTHWEST CORNER OF A CALLED 4.000 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2000-1216839, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE S 87°55'49" W, WITH THE SOUTH LINE OF SAID 29.94 ACRE TRACT AND GENERALLY ALONG SAID WINTERGREEN ROAD, A DISTANCE OF 696.40 FEET TO THE SOUTHWEST CORNER OF SAID 29.94 ACRE TRACT;

THENCE N 00°55'01" W, WITH THE WEST LINE OF SAID 29.94 ACRE TRACT, AT A DISTANCE OF 26.82 FEET PASSING A 5/8" IRON ROD WITH A CAP STAMPED "SURVEY ASSOC" FOUND AT THE SOUTHWEST CORNER OF SAID 9.259 ACRE TRACT, AND AT A DISTANCE OF 46.83 FEET PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "BARROW 1994" AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 1, ANDERSON FARMS ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN DOCUMENT NO. 20070014468, O.P.R.D.C.T., THEN WITH THE EAST LINE OF A VARIABLE WIDTH ALLEY, IN ALL A DISTANCE OF 853.87 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "SURVEY ASSOC" AT THE NORTHEAST CORNER OF LOT 13X OF SAID BLOCK 1, ALSO LOCATED IN THE SOUTHWESTERLY LINE OF WINTERGREEN ROAD AS SHOWN ON SAID PLAT OF ANDERSON FARMS, AND ALSO LOCATED AT THE NORTHWEST CORNER OF SAID 9.259 ACRE TRACT;

THENCE S 63°47'13" E WITH THE SOUTHWESTERLY LINE OF SAID WINTERGREEN ROAD AND THE NORTHEASTERLY LINE OF SAID 9.259 ACRE TRACT, A DISTANCE OF 525.28 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET;

THENCE CONTINUING WITH THE SOUTHWESTERLY LINE OF SAID WINTERGREEN ROAD, THE NORTHEASTERLY LINE OF SAID 9.259 ACRE TRACT AND SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 238.52 FEET AND A CHORD BEARING AND DISTANCE OF S 76°12'38" E, 236.65 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 9.259 ACRE TRACT, ALSO LOCATED IN THE EAST LINE OF SAID 29.94 ACRE TRACT, AND THE WEST LINE OF SAID 4.000 ACRE TRACT;

THENCE S 00°54'11" E WITH THE EAST LINE OF SAID 29.94 ACRE TRACT, THE EAST LINE OF SAID 9.259 ACRE TRACT, AND THE WEST LINE OF SAID 4.000 ACRE TRACT, A DISTANCE OF 540.25 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.789 ACRES OF LAND, more or less.

SAVE AND EXCEPT that (called) 1.263 acre portion platted as Wintergreen Village, Phase I, an addition to the City of Lancaster, Dallas County, Texas, according to the plat thereof recorded in/under Clerk's File No. 2020-202000293296, Plat Records, Dallas County, Texas.