

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 Foreclosure Sale

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

Certain real property (the "Land") situated in Dallas County, Texas, and more particularly described as LOT 20, BLOCK 21, OF IDLEWILD ADDITION NO. 2, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 30-31, MAP RECORDS, DALLAS COUNTY, TEXAS, and including all improvements described in the Deed of Trust.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust with Balloon Payment (hereinafter referred to as the "Deed of Trust") under Clerk's File No. 202400012143 of the real property records of Dallas County, Texas.

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

Date: November 4, 2025

Time: The sale will begin no earlier than 10:00 or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: George Allen Courts Building located at 600 Commerce Street, Dallas, Texas, in the area on the north side of the building, facing Commerce Street below the overhang as designated by the Dallas County Commissioners, or at such other location as may be designated by the Dallas County Commissioners, pursuant to section 51.002 of the Texas Property Code

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

FILED
25 OCT 10 PM 3:26
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee 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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Solio LLC.

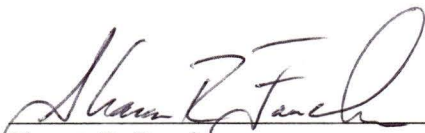
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$2,210,000.00, executed by Solio LLC and payable to the order of Arshia Inc., and (b) all renewals and extensions of the note. Arshia Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Arshia Inc. at 3417 Lindenwood Avenue, Dallas, Texas 75205.

7. *Default and Request to Act.* Default has occurred under the deed of trust in the payment of the indebtedness, the indebtedness is now wholly due, and the indebtedness remains unpaid. The beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. If the Substitute Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Substitute Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Dated: October 10, 2025



Sharon R. Fancher
Substitute Trustee

6060 N. Central Expressway, Suite 500
Dallas, Texas 75206
(214) 237-2972 voice
(214) 234-9449 fax

Notice of Substitute Trustee's Sale

Date: October 14, 2025

Borrower(s): Napnot Texas, LLC – Series 3402 Dartmouth Avenue, a Texas series limited liability company; Napnot Texas, LLC – Series 3400 Dartmouth Avenue, a Texas series limited liability company; Napnot Texas, LLC – Series 3909 Greenbrier Drive, a Texas series limited liability company; and Napnot Texas, LLC, a Texas limited liability company

Borrower(s) Address(es): 3811 Turtle Creek Blvd., Suite 1100
Dallas, Texas 75219

Holder of the Note and Deed of Trust: Maplemark Bank, a Texas state bank
Holder of the Note and Deed of Trust Address: 4143 Maple Avenue, Suite 100
Dallas, Texas 75219

Note: Promissory Note dated as of August 1, 2022, executed by Napnot Texas, LLC – Series 3402 Dartmouth Avenue, a Texas series limited liability company; Napnot Texas, LLC – Series 3400 Dartmouth Avenue, a Texas series limited liability company; Napnot Texas, LLC – Series 3909 Greenbrier Drive, a Texas series limited liability company; and Napnot Texas, LLC, a Texas limited liability company (as amended, modified or restated from time to time).

Indebtedness Secured: \$5,250,000.00

Deed of Trust

Title: Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Rents, and Financing Statement

Date: August 1, 2022

Grantor: Napnot Texas, LLC – Series 3909 Greenbrier Drive, a Texas series limited liability company

Lender: Maplemark Bank, a Texas state bank

Recording Information: Document Number 202200211272, in the official public records of Dallas County, Texas

Property: The Property described on Exhibit A, attached hereto and made part hereof, together with all the improvements then, now, or hereafter erected on the property, and all easements, appurtenances, and fixtures, then, now, or hereafter a part of the Property, and including all replacements and additions

County: Dallas County, Texas

FILED
2025 OCT 14 PM 3:06
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Substitute Trustee(s): David Garvin, and/or Jeff Benton, and/or
Brandy Bacon, and/or Michelle Schwartz, and/or Guy Wiggs,
and/or David Stockman, and/or Donna Stockman, and/or Janet
Pinder, and/or Jamie Dworsky, and/or Angela Cooper Brown,
and/or Kelly Goddard

Substitute Trustee's(s') c/o Foreclosure Services, LLC
Address: 8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179
(817) 236-0064

Date of Sale: November 4, 2025

Time of Sale: The earliest time at which the sale shall occur is 11:00 o'clock
a.m. The sale shall begin at that time or not later than three hours
after that time.

Place of Sale: The area outside on the north side of the George Allen Courts
Building facing Commerce Street below the overhang, located at
600 Commerce Street, Dallas, Texas 75202.

Holder of the Note and Deed of Trust has appointed the Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with the Texas Property Code. Default has occurred under the provisions of the Deed of Trust and the indebtedness evidenced by the Note and Deed of Trust is now wholly due. Holder of the Note and Deed of Trust has instructed the Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

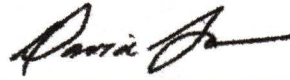
The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder of the Note and Deed of Trust's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Holder of the Note and Deed of Trust's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

Notice is given that on the Date of Sale, the Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code, and subject to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE.** Holder of the Note and Deed of Trust 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 sale for a reasonable time to permit the highest bidder (it other than Holder of the Note and Deed of Trust) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 p.m. local time.

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This Notice of Foreclosure Sale supersedes any prior notice of foreclosure sale.

14, IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of October 2025.

A handwritten signature in dark ink, appearing to read "David Garvin", written over a horizontal line.

David Garvin, Substitute Trustee

EXHIBIT "A"

Property Description

Being Lot 13, in Block 41, FOURTH SECTION OF UNIVERSITY HEIGHTS, an Addition to the City of University Park, Texas, according to the Map recorded in Volume 5, Page 133, of the Map Records of Dallas County, Texas.