

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF TOM GREEN

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Date:

June 4, 2025

Borrower:

HUNTINGTON PLACE PROPERTIES LLC, a Texas limited liability company

Borrower's Address:

13512 Castana Avenue
Downey, CA 90242

Holder:

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

Holder's Address:

Granite Park VII
5600 Granite Parkway
Plano, Texas 75024

Mortgage Servicer:

Lument Real Estate Capital, LLC, a Delaware limited liability company (formerly known as Hunt Mortgage Capital, LLC)

Mortgage Servicer's Address:

2001 Ross Ave., Ste 1900
Dallas, Texas 75201
Attn: Legal Department

Substitute Trustees:

Jay L. Krystinik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan T.F. Ross, and Haley Bray, and each of them acting alone

Substitute Trustees'

Address:

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

FILED FOR RECORD
2025 JUN -5 PM 1:07
CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

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

Date: as of October 4, 2019

Grantor: HUNTINGTON PLACE PROPERTIES LLC, a Texas limited liability company

Lender: Hunt Mortgage Capital, LLC, a Delaware limited liability company, now known as Lument Real Estate Capital, LLC

Trustee: Michael B. Allen, Esq.

Secures: The loan in the original principal amount of \$1,050,000 evidenced by that certain Multifamily Note dated as of October 4, 2019, executed by Grantor and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "Note"), which is currently held by Holder

Recording: Recorded October 7, 2019, in the Real Property Records of Tom Green County, Texas (the "Records"), as Instrument Number 201914558, as assigned to Holder pursuant to that certain Assignment of Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of October 4, 2019, recorded October 7, 2019, in the Records, as Instrument Number 201914559

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

Foreclosure Sale

Date of Sale: Tuesday, July 1, 2025

Time of Sale:

The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin within three hours thereafter.

Place of Sale:

The sale will take place at the foyer of the Edd B. Keyes Building or in the event the Keyes Building is closed, at the South entrance of the Keyes Building; or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

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

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

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 4th day of June 2025.



Dylan T.F. Ross, Substitute Trustee

STATE OF TEXAS

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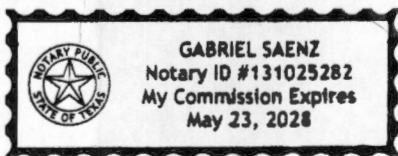
COUNTY OF DALLAS

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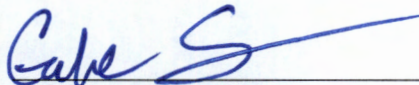
This instrument was acknowledged before me on this 4th day of June, by Dylan T.F. Ross, as Substitute Trustee.

[SEAL]



My Commission Expires:

May 23, 2028



Notary Public, State of Texas

Gabriel Saenz

Printed Name of Notary

After filing return to:

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

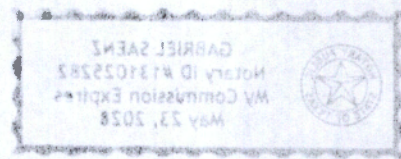
IN WITNESS WHEREOF, the State of Texas, do hereby certify that this is a true and correct copy of the original as the same appears of record in the public office of the Secretary of State of the State of Texas, on this 23rd day of May, 2023.

[Signature]
Dylan J. [illegible]
[illegible]

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 23rd day of May, 2023, by [illegible] and [illegible], known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed.

[Signature]
Gabriel Saenz
Notary Public, State of Texas



May 23, 2023

Attest my hand and the seal of my office this 23rd day of May, 2023, at Dallas, Texas.

EXHIBIT A

DESCRIPTION OF THE LAND

2.067 acres of land out of Block 103, Section 37, COLLEGE HILLS SOUTH ADDITION, City of San Angelo, Tom Green County, Texas, more fully described by metes and bounds in Warranty Deed from James R. Duncan, Trustee, and E. Hal Dickson, Trustee, to Triple J & T Properties, dated March 23, 1982 and recorded in Volume 754, Page 340, Deed Records of Tom Green County, Texas; SAVE AND EXCEPT 0.551 acres of land out of Block 103, Section 37, COLLEGE HILLS SOUTH ADDITION, City of San Angelo, Tom Green County, Texas, more fully described by metes and bounds in Warranty Deed from Triple J & T Properties, a Texas Partnership composed of J.E. Powell, John W. Duncan, III, John F. Jordan and Tony E. Cain to Norvell Holveck and Robert C. Hicks, dated May 9, 1984 and Recorded in Volume 802, Page 227, Deed Records of Tom Green County, Texas.