

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

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** MARCH 5, 2025

**NOTE:** Commercial Interest-Only Balloon Promissory Note described as follows:

**Date:** JULY 19, 2018  
**Maker:** JANI GROUP LLC THROUGH ITS MANAGING MEMBER MAHBOUBEH LAHIJANI  
**Payee:** DLJ MORTGAGE CAPITAL INC., successor to the original payee  
**Original Principal:**  
**Amount:** \$514,794.00

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

**Date:** JULY 19, 2018  
**Grantor:** JANI GROUP LLC THROUGH ITS MANAGING MEMBER MAHBOUBEH LAHIJANI  
**Trustee:** TEMPLE VIEW CAPITAL FUNDING, LP  
**Beneficiary:** DLJ MORTGAGE CAPITAL INC., successor to the original beneficiary  
**Recorded:** INSTRUMENT NO. RP-2018-329318, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

**LENDER:** DLJ MORTGAGE CAPITAL INC., successor to the original lender

**BORROWER:** JANI GROUP LLC

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

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST (street address: 5410 Piping Rock Lane, Houston, Texas 77056).*

**SUBSTITUTE TRUSTEE:** SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, Eighth Floor  
Dallas, Texas 75219

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

APRIL 1, 2025, 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:**

In HARRIS County, Texas, at THE BAYOU CITY EVENT CENTER PAVILION LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

**RECITALS**

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 due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

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

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

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

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

#### APPOINTMENT OF SUBSTITUTE TRUSTEE

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

Date: JULY 19, 2018  
Grantor: JANI GROUP LLC THROUGH ITS MANAGING MEMBER MAHBOUBEH LAHIJANI  
Trustee: TEMPLE VIEW CAPITAL FUNDING, LP  
Beneficiary: DLJ MORTGAGE CAPITAL INC., successor to the original beneficiary  
Recorded: INSTRUMENT NO. RP-2018-329318, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

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

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST (street address: 5410 Piping Rock Lane, Houston, Texas 77056).*

**SUBSTITUTE TRUSTEE:** SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRET AND DAVID GARVIN.

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Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of March 5, 2025, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: *William Jennings*

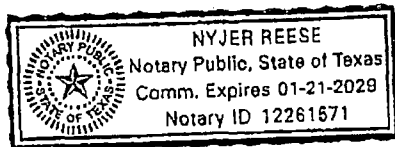
Name: William Jennings, Attorney for DLJ MORTGAGE CAPITAL INC. and mortgage servicer SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES

THE STATE OF TEXAS

COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE: on March 5, 2025



*NYJER REESE*  
Notary Public, State of Texas

Notice of Sale executed by:

*Sandy Dasigenis*

Name: Sandy Dasigenis

Substitute Trustee

EXHIBIT A

LOT 4, BLOCK 3, REPLAT OF DEL MONTE, SECTION 2, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42, PAGE 15 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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