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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF HARRIS

Date: November 26, 2024

Borrower: Jackson Gardens, LLC

Borrower's Address: 2771 Merrick Avenue
Merrick, New York 11566

Holder: Stormfield Capital Funding I, LLC

Holder's Address: 200 Pequot Avenue
Southport, Connecticut 06890

Substitute Trustee: James L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

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

Date: May 13, 2022

Grantor: Jackson Gardens, LLC

Lender: Stormfield Capital Funding I, LLC

Trustee: Michael J. Schroeder or D. Anthony Schroder

Secures: Promissory Note, dated as of May 13, 2022 (the "Note"), executed by Grantor, payable to Lender, in the original stated principal amount of Two Million Nine Hundred Thousand and 00/100 Dollars (\$2,900,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as File Number RP-2022-259751.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the 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 Notice of Substitute Trustee's Sale, 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, January 7, 2025

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

Place of Sale: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed James L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, 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 and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers 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 Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, 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 evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his 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 1:00 P.M. local time.

[signature on following page]

Chris Poston, Substitute Trustee

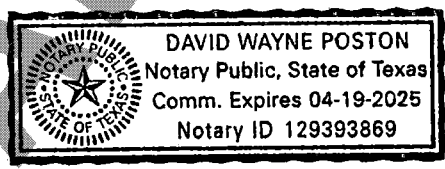
STATE OF TEXAS §
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COUNTY OF HARRIS §

Subscribed and sworn to before me on this 26 day of Nov., 2024.

David W. Poston
Notary Public, State of Texas

[SEAL]

My Commission expires:
4-19-25



After recording return to:
Adam Rayford
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

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EXHIBIT A

Legal description of the land:

BEING 1.0647 ACRES (46,378. SQUARE FEET) OF LAND AND BEING ALL OF LOTS 61, 62, 63, 68 AND A PORTION OF LOT 64 OF TATAR SUBDIVISION IN THE CITY OF PASADENA, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 53, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.0647 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF LOT 60 OF SAID TATAR SUBDIVISION AND ALSO BEING THE MOST SOUTHEASTERLY CORNER OF AFORESAID LOT 61 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 58 DEGREES 19 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 60 AND THE SOUTH LINE OF SAID LOT 61 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF CRUSE ROAD (50 FEET WIDE) AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CRUSE DRIVE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 25 MINUTES 44 SECONDS: A CHORD BEARING NORTH 19 DEGREES 40 MINUTES 58 SECONDS WEST, A CHORD DISTANCE OF 66.93 FEET AND AN ARC LENGTH OF 67.32 FEET TO A 5/8 INCH IRON ROD SET AT A POINT OF TANGENCY;

THENCE NORTH 03 DEGREES 20 MINUTES 50 SECONDS WEST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CRUSE DRIVE AND THE WEST LINE OF SAID LOT 61 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 30.23 FEET TO A 5/8 INCH IRON ROD SET AT A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION, CONTINUING ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID CRUSE DRIVE AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 63 DEGREES 10 MINUTES 22 SECONDS, A CHORD BEARING NORTH 34 DEGREES 56 MINUTES 01 SECOND WEST, A CHORD DISTANCE OF 95.33 FEET AND AN ARC LENGTH OF 100.33 FEET TO A 5/8 INCH IRON ROD SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 46 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 118.29 FEET TO A 5/8 INCH IRON ROD SET FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 28 MINUTES 04 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 67 AND THE NORTH LINE OF SAID LOT 64, A DISTANCE OF 29.35 FEET TO A 5/8 INCH IRON ROD SET FOR AN INTERIOR CORNER;

THENCE NORTH 00 DEGREES 31 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 67 AND THE WEST LINE OF SAID LOT 68, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 68, SAME BEING THE NORTHEAST CORNER OF SAID LOT 67 AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF JACKSON AVENUE (60 FEET WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 32 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 68, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF JACKSON AVENUE, A DISTANCE OF 86.97 FEET TO AN "X" SET IN CONCRETE FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 14 DEGREES 54 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 68, SAME BEING THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 23.73 FEET TO AN "X" SET IN CONCRETE FOR AN ANGLE POINT;

THENCE SOUTH 08 DEGREES 11 MINUTES 32 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 68 AND THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 73.34 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 68;

THENCE SOUTH 24 DEGREES 51 MINUTES 16 SECONDS EAST, CONTINUING ALONG THE SOUTHEAST CORNER OF SAID LOT 68 AND THE EAST LINE OF SAID LOT 63 AND THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 100.03 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 63 AND THE NORTHEAST CORNER OF LOT 62;

THENCE SOUTH 21 DEGREES 29 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 62, THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 53.91 FEET TO AN "X" SET IN CONCRETE;

THENCE SOUTH 03 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 62 AND LOT 61, THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 95.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0647 ACRES OF LAND, MORE OR LESS.

Tax ID # for informational purposes only: 071-085-000-0058

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.

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