

Date: March 10, 2022

Grantor: Midtown 2100, L.L.C.

Original Lender: LMF Commercial, LLC

Trustee: Nicholas M. Pyka, Esq.

Secures: Promissory Note, dated as of March 10, 2022, (the "Note"), executed by Grantor, payable to Original Lender, in the original principal sum of Thirty Six Million and No/100 Dollars (\$36,000,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as Clerk's File No. RP-2022-131400

Assignment from Original Lender to Interim Lender: Evidenced by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, effective as of March 10, 2022, and recorded in the Records as Clerk's File No. RP-2022-373569

Assignment from Interim Lender to Original Lender: Evidenced by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, effective as of April 18, 2022, and recorded in the Records as Clerk's File No. RP-2022-373571

Assignment from Original Lender to Holder: Evidenced by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, effective as of April 18, 2022, and recorded in the Records as Clerk's File No. RP-2022-373573

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, Nicole Durrett, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves 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 accelerated and 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]

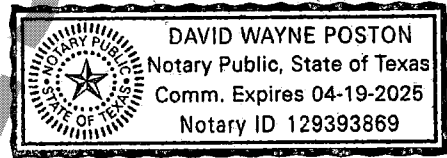
Chris Poston  
Chris Poston, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

Subscribed and sworn to before me, the undersigned authority, on this 12 day of December 2024, personally appeared CHRIS POSTON, the Affiant and Substitute Trustee.

David W. Poston  
Notary Public, State of Texas

My Commission expires:  
4/19/2025



After recording return to:  
P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

COPY

**EXHIBIT A**

(Description of Land)

A TRACT OR PARCEL CONTAINING 1.447 ACRES OR 63,021 SQUARE FEET OF LAND SITUATED IN OBEDIENCE SMITH SURVEY, ABSTRACT NO. 696, HARRIS COUNTY TEXAS BEING ALL OF BLOCK 21, HADLEY & FRANKLIN ADDITION RECORDED IN VOL. 2, PG. 540, HARRIS COUNTY DEED RECORDED (H.C.D.R.), TRACT 1 AND TRACT 2 CONVEYED TO MIDTOWN CENTRAL SQUARE, L.L.C., RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. 20130195038, AND TRACT 3 CONVEYED TO MIDTOWN CENTRAL SQUARE, L.L.C., RECORDED UNDER H.C.C.F. NO. RP-2016-111649, WITH SAID 1.447 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING**, AT A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET ON THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF GRAY STREET (80' R.O.W.), AND THE SOUTHEAST R.O.W. LINE OF MILAM STREET (80' R.O.W.) RECORDED UNDER VOL. 2, PG. 540 H.C.D.R., BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 57 DEG. 08 SEC. 24 MIN. EAST, ALONG SAID R.O.W. LINE OF SAID GRAY STREET, A DISTANCE OF 252.12 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET ON THE NORTHWEST R.O.W. LINE OF TRAVIS STREET (80' R.O.W.), AND FOR THE MOST EASTERLY CORNER OF HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 32 DEG. 52 SEC. 00 MIN. WEST, ALONG SAID R.O.W. LINE OF TRAVIS STREET, A DISTANCE OF 249.97 FEET TO A MAG NAIL SET ON THE NORTHEAST R.O.W. LINE OF WEBSTER AVENUE (80' R.O.W.) RECORDED UNDER VOL. 2, PG. 540 H.C.D.R. AND THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, ALONG SAID R.O.W. LINE OF WEBSTER AVENUE, A DISTANCE OF 252.12 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET ON SAID R.O.W. LINE OF MILAM STREET, AND THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG SAID R.O.W. LINE OF MILAM STREET, A DISTANCE OF 249.97 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 1.447 ACRE OR 63,021 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57385, PREPARED BY WINDROSE LAND SERVICE.

INFORMATIONAL NOTE:  
2100 Travis Street, Houston, Texas 77002 - Parcel No. 002-179-000-0013  
2707 Milam Street, Houston, Texas 77002 - Parcel No. 015--239-000-0015

