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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF HARRIS

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Date: November 21, 2024

Borrower: Sycamore 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: Sycamore Gardens, LLC

Lender: Stormfield Capital Funding I, LLC

Trustee: Michael J. Schroeder or D. Anthony Schroder

FRCL-2024-6517
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 11/26/2024 10:39:02 AM

Secures: Promissory Note, dated as of May 13, 2022 (the "Note"), executed by Grantor, payable to Lender, in the original stated principal amount of Four Million Four Hundred Forty-Six Thousand and 00/100 Dollars (\$4,446,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as File Number RP-2022-258840.

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]

UNOFFICIAL COPY

Chris Poston
CHRIS POSTON, Substitute Trustee

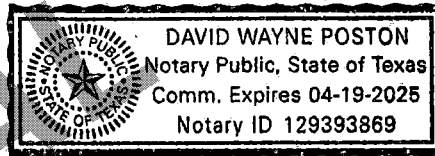
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

EXHIBIT A

The North 1/2 of Lot 31 and the North 1/2 of Lot 32 of Amended Golden Acres, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 9, Page 67 of the Map Records of Harris County, Texas.

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