

NOTICE OF FORECLOSURE SALE

September 22, 2026

Deed of Trust ("Deed of Trust")

Dated March 16, 2026

Grantor ALFA GENERAL CONSTRUCTION, LLC

Trustee Sowell, Alvares & Walls, PLLC

Lender QUICK LENDING, LLC

Property Lot 12, in Block 13, of REPLAT OF MAPLEWOOD SECTION THIRTEEN, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 75, Page 62 of the Map Records of Harris County, Texas

Address 5446 Loch Lomond Dr, Houston, Texas, 77096

Recorded March 19, 2026, file number RP-2026-103366 in the Official Public Records of Harris County, Texas

Secures Promissory Note ("Note") in the original principal amount of THREE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (US \$352,500 00), executed by ALFA GENERAL CONSTRUCTION, LLC and payable to the order of Lender

Guaranty The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated March 16, 2026 and executed by Jacqueline Pooler

Substitute Trustee Steve Leva, Sandy Dasigenis, Jeff Leva

Substitute Trustee's Address 10406 Rockley, Houston, Texas 77099

Foreclosure Sale

Date Tuesday, November 03, 2026

Time The sale of the Property will be held between the hours of 10am-1pm local time

Place At the Magnolia South Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Term of Sale The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TEXAS REAL ESTATE FUND I, LP's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TEXAS REAL ESTATE FUND I, LP, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I, LP's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If TEXAS REAL ESTATE FUND I, LP passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by TEXAS REAL ESTATE FUND I, LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT NOTES 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.

PETERKA & ASSOCIATES, PLLC.

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Attorney for TEXAS REAL ESTATE FUND I, LP