

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

DATE: September 27, 2026

NOTE: Real Estate Lien Note described as follows:

Date: March 14, 2025

Maker: Houston Serenity Place, Inc.,
A Texas Corporation

-and-

Learning Place, Inc.,
A Texas Corporation

Payee: EP Guardian Fund, LLC,
A California Limited Liability Company

Original
Principal

Amount: \$2,800,000.00 (as modified and amended to \$3,200,000.00)

DEED OF TRUST: Deed of Trust described as follows:

Date: March 14, 2025

Grantor: Houston Serenity Place, Inc.,
A Texas Corporation

-and-

Learning Place, Inc.,
A Texas Corporation

Trustee: John M. Taylor or Cody Coughlin
of Taylor & Coughlin, PLLC, Trustee

Beneficiary: EP Guardian Fund, LLC,
A California Limited Liability Company

Recorded: Document Number **RP-2025-150748**, in the Official Public Records of
Harris County, Texas, as modified and amended by that certain First
Amended and Restated Deed of Trust recorded at Document Number **RP-**
2026-283772.

LENDER: EP Guardian Fund, LLC,
A California Limited Liability Company

BORROWER: Houston Serenity Place, Inc.,
A Texas Corporation

-and-

Learning Place, Inc.,
A Texas Corporation

PROPERTY: The real property described as follows and any personal property described
in the Deed of Trust:

**Lot 44, Block 29, MAP OF HIGHLAND HEIGHTS ANNEX
NO. 6, a subdivision in Harris County, Texas, according to the
map or plat thereof recorded in Volume 8, Page 24, Map
Records, HARRIS County, Texas.**

**Lot 45, Block 29, MAP OF HIGHLAND HEIGHTS ANNEX
NO. 6, a subdivision in Harris County, Texas, according to the
map or plat thereof recorded in Volume 8, Page 24, Map
Records, HARRIS County, Texas.**

**Lot 46, Block 29, MAP OF HIGHLAND HEIGHTS ANNEX
NO. 6, a subdivision in Harris County, Texas, according to the
map or plat thereof recorded in Volume 8, Page 24, Map
Records, HARRIS County, Texas.**

**Lot 47, Block 29, MAP OF HIGHLAND HEIGHTS ANNEX
NO. 6, a subdivision in Harris County, Texas, according to the
map or plat thereof recorded in Volume 8, Page 24, Map
Records, HARRIS County, Texas.**

Lot 48, Block 29, MAP OF HIGHLAND HEIGHTS ANNEX

NO. 6, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 8, Page 24, Map Records, HARRIS County, Texas.

Lot 49, Block 29, MAP OF HIGHLAND HEIGHTS ANNEX NO. 6, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 8, Page 24, Map Records, HARRIS County, Texas, SAVE AND EXCEPT the called 500 square foot tract conveyed to Southwestern Bell Telephone Company by Booker T. Taylor, Jr in General Warranty Deed recorded in CC# K205898, Real Property Records, HARRIS County, Texas.

**SUBSTITUTE
TRUSTEE:**

Cody R. Coughlin of Coughlin Legal, PLLC, or Thomas J. Landry as Substitute Trustee, each having the mailing address below.

**SUBSTITUTE
TRUSTEE'S
MAILING
ADDRESS:**

9600 Escarpment Blvd., Suite 745-48, Austin, Texas 78749

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

November 3, 2026, 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:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows:

IN HARRIS COUNTY, TEXAS, AT THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, 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 COMMISSIONERS COURT.

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, 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.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

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, 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.**

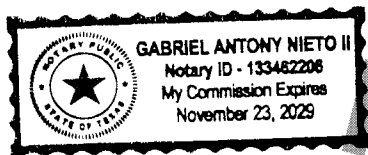
EXECUTED as of September 27, 2026.


Cody R. Coughlin, Substitute Trustee
Attorney for Beneficiary

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 27th day of **September 2026**, by **Cody R. Coughlin** the **Substitute Trustee** and **Attorney for Beneficiary** for the purpose therein stated.


Notary Public, State of Texas



After recording, please return original to:
Coughlin Legal, PLLC
9600 Escarpment Blvd., Suite 745-48
Austin, Texas 78749