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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 5, 2026

NOTE: The Multifamily Note and the Multifamily Loan and Security Agreement described as follows:

Date: July 14, 2023

Borrower: Houston Portfolio 180 LLC

Lender: Lima One Capital, LLC

Original Principal Amount: $6,672,419.00

(**Note**).

DEED OF TRUST: Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing described as follows:

Date: July 14, 2023

Grantor: Houston Portfolio 180 LLC

Trustee: Dwayne Barrs, Jr.

Lender: Lima One Capital, LLC

Recorded: In the Official Public Records of Harris County, Texas on July 19, 2023 as document RP-2023-270578.

(**Deed of Trust**).

CURRENT LENDER/MORTGAGEE: Lima One Capital, LLC (**Lima One**) (**Lender/Mortgagee**).

BORROWER: Houston Portfolio 180 LLC (**Borrower**).

PROPERTY: The real property more particularly described on **exhibit A**, attached hereto, together with any and all personal property and fixtures described in the Deed of Trust (**Property**).

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SUBSTITUTE TRUSTEE(S), ADDRESSES AND PHONE NUMBERS: Lender/Mortgagee hereby authorizes its undersigned attorney to appoint the following substitute trustees to succeed to all title, powers and duties of the original trustee appointed in the Deed of Trust pursuant to Texas Property Code section 51.0075:

Michael J. McKleroy, Jr.
HINSHAW & CULBERTSON LLP
500 N. Akard Street, Suite 2200
Dallas, Texas 75201
945-229-6380

Fred Ramos
HINSHAW & CULBERTSON LLP
5151 San Felipe, Suite 1380
Houston, Texas 77056
346-344-4500

(Substitute Trustee(s)).

DATE, TIME AND PLACE OF SUBSTITUTE TRUSTEE'S SALE: A non-judicial foreclosure sale will take place at the following date, time and place pursuant to Texas Property Code section 51.002 and the Deed of Trust:

Date: November 3, 2026

Time: Commencing at 10:00 a.m. or not later than 3 hours after 10:00 a.m.

Place: Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 or, if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.

(Substitute Trustee's Sale)

A default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust securing the Note. Because of such default, Lender/Mortgagee has requested each and any of the Substitute Trustee(s) to sell the Property at the Substitute Trustee's Sale in accordance with the Deed of Trust and applicable law.

The Deed of Trust encumbers both real and personal property and fixtures. Formal notice is hereby given of the Lender/Mortgagee's election to proceed against and sell the real property and any and all personal property and fixtures described in the Deed of Trust, in accordance with the Lender/Mortgagee's rights and remedies under the Deed of Trust, Texas Property Code chapter 51 and Texas Business and Commerce Code (**Texas UCC**) section 9.604(a).

Notice is hereby given that on the date and time and at the place of Substitute Trustee's Sale identified above, any of the Substitute Trustee(s) herein appointed, or such other substitute trustee

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as the Lender/Mortgagee may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law.

The Substitute Trustee's Sale will be conducted as a public auction, and the Property secured by the Deed of Trust, including, without limitation, all right, title, interest, and privilege of Borrower/Mortgagor to any real property described in **exhibit A** attached hereto. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee(s) has not made and will not make any covenants, representations, or warranties concerning 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 and applicable law.

Pursuant to Texas Property Code section 51.009, the Property will be sold "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER LENDER/MORTGAGEE NOR THE SUBSTITUTE TRUSTEE(S) MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER AT THE FORECLOSURE SALE. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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 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 LENDER/MORTGAGEE.

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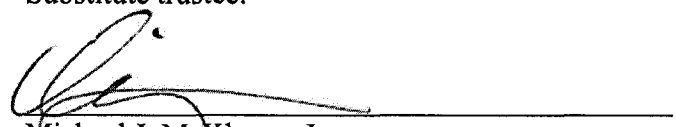
Dated: October 5, 2026

Substitute trustee:



Michael J. McKleroy, Jr.
HINSHAW & CULBERTSON LLP
500 N. Akard Street, Suite 2200
Dallas, Texas 75201
Telephone 945-229-6380

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EXHIBIT A

The following real estate situated in Harris County, Texas, together with all buildings, structures, and other improvements (such buildings, structures, fixtures and other improvements) now or hereafter situated thereon:

PARCEL I

LOT TWENTY ONE (21) IN BLOCK ONE (1) OF LYERLY ACRES AN ADDITION TO THE CITY OF HOUSTON ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 655, PAGE 56 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND 2) THAT CERTAIN TRACT OF LAND OUT OF THE SOUTHEAST QUARTER (SOUTHEAST ¼TH) OF THE H.& T.C. R.R. CO. SURVEY, SECTION 6, BLOCK 1, PATENTED TO PETER JANOWSKI, ABSTRACT NO. 975, HARRIS COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED ON THE PLAT CALLED NORTHLINE APARTMENTS, AS RECORDED IN VOLUME 71, PAGE 40 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO M-L PARTNERS, LTD., BY GENERAL WARRANTY DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. P-614025 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE, OF FULTON STREET (70-FOOT RIGHT-OF-WAY), FOR THE EAST COMMON CORNER OF LOT 21 AND LOT 22 IN BLOCK 1 OF LYERLY ACRES, AS RECORDED IN VOLUME 655, PAGE 56 OF THE HARRIS COUNTY DEED RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NORTHLINE APARTMENTS, DEED RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NORTHLINE APARTMENTS, FROM WHICH A FOUND "X" CUT IN CONCRETE BEARS SOUTH 81 DEGREES 31 MINUTES EAST, 1.71 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOTS, SAME BEING THE SOUTH OF SAID NORTHLINE APARTMENTS, A DISTANCE OF 445.60 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER, SAID POINT BEING THE WEST COMMON CORNER OF SAID LOTS, 21 AND 22 AND THE SOUTHWEST CORNER OF SAID NORTHLINE APARTMENTS;

THENCE NORTH 03 DECREES 35 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF A 30 FOOT WIDE DRAINAGE DITCH (UNRECORDED), CALLED THE JANOWSKI DITCH, THE WEST LINE OF SAID NORTHLINE APARTMENTS, A DISTANCE OF 147.85 FEET TO A 3/4 INCH BOLT FOUND FOR THE NORTHWEST CORNER OF SAID NORTHLINE APARTMENTS;

THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHLINE APARTMENTS, SAME BEING THE SOUTH LINE OF THAT CERTAIN TRACT RECORDED IN VOLUME 5471, PAGE 466 OF THE SAID DEED RECORDS (CLERK'S NO. 8-863787), A DISTANCE OF 445.60 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID APARTMENTS ON THE SAID WEST LINE OF FULTON STREET;

THENCE SOUTH 03 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 147.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5086 ACRES (65,715 SQUARE FEET) OF LAND, MORE OR LESS.

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Commonly known as:

8217 Fulton Street, Houston, Texas 77022

Parcel ID:

093-155-000-0001

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PARCEL II

TRACT I:

A TRACT OR PARCEL OF LAND CONTAINING 0.8311 ACRE OF LAND, MORE OR LESS, BEING LOTS 3, 4, 5 AND PART OF LOT 2, BLOCK "A" OF CLARA VISTA SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND SAID 0.8311 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF GRAHAMCREST DRIVE (60 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF TELEPHONE ROAD (120 FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE JORGE A. & MIRIAM V. CANTU TRACT;

THENCE NORTH 89 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CANTU TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE, A DISTANCE OF 100.00 FEET, TO A POINT FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID CANTU TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 52 DEGREES 01 MINUTE WEST, 0.52 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID CANTU TRACT, A DISTANCE OF 120.00 FEET TO A ½ INCH IRON PIPE FOUND FOR THE MOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING IN THE EAST LINE OF SAID CANTU TRACT;

THENCE NORTH 89 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 1 INCH IRON ROD FOUND FOR A POINT;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.37 FEET TO A 1 INCH IRON PIPE FOUND FOR A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID CANTU TRACT AND BEING IN THE SOUTH LINE OF THE YONG KYU & KYONG CHON YU TRACT;

THENCE NORTH 89 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID YU TRACT, A DISTANCE OF 209.05 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING SOUTHEAST CORNER OF SAID YU TRACT AND BEING IN THE SOUTHWEST LINE OF THE MARKEY J. MARQUIS TRACT, FROM WHICH A 1 AND ½ INCH IRON PIPE FOUND BEARS SOUTH 13 DEGREES 090 MINUTES EAST, 0.37 FEET;

THENCE SOUTH 31 DEGREES 21 MINUTES 00 SECONDS EAST, ALONG THE SOUTHWEST LINES OF SAID MARQUIS TRACT, THE LARRY W. & MARY M. GAITHER TRACT AS RECORDED IN R-603973 AND THE JUAN SAUCEDO TRACT AS RECORDED S-243788, A DISTANCE OF 164.01 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SAUCEDO TRACT AND BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE;

THENCE IN A WESTERLY DIRECTION, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 12 MINUTES 25 SECONDS, A CHORD BEARING OF NORTH 82 DEGREES 51 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 63.51 FEET AND ARC LENGTH OF 63.70 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY, SAID POINT ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE;

THENCE SOUTH 89 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE, A DISTANCE OF 257.40 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING 0.8311 ACRES (36,201 SQUARE FEET) OF LAND, MORE OR LESS.

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TRACT II:

A TRACT OR PARCEL OF LAND CONTAINING 0.5470 ACRES, MORE OR LESS, BEING A PORTION OF LOT 30 AND ALL OF LOTS 31 AND 32, BLOCK "B" OF CLARA VISTA SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.5470 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GRAHAMCREST

DRIVE (60 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF TELEPHONE ROAD (120 FOOT RIGHT-OF-WAY) SAME BEING THE NORTHWEST CORNER OF LOT 36, BLOCK "B" CLARA VISTA SUBDIVISION;

THENCE NORTH 89 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE, A DISTANCE OF 325.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE CASEY KIRKMAN TRACT AS RECORDED IN Y-405882;

THENCE NORTH 89 DEGREES 32 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE, A DISTANCE OF 33.36 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF CURVATURE;

THENCE IN AN EASTERLY DIRECTION CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 47 MINUTES 00 SECONDS, A CHORD BEARING OF SOUTH 79 DEGREES 34 MINUTES 30 SECONDS, EAST, A CHORD LENGTH OF 68.02 FEET AND AN ARC LENGTH OF 68.43 FEET TO AN "X" SET FOR POINT OF TANGENCY:

THENCE SOUTH 68 DEGREES 41 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GRAHAMCREST DRIVE, A DISTANCE OF 122.09 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PATRICIA KAY JOHNSON TRACT AS RECORDED IN M-365626;

THENCE SOUTH 05 DEGREES 02 MINUTES 37 SECONDS WEST, ALONG THE WEST LINE OF SAID JOHNSON TRACT, A DISTANCE OF 74.54 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE GLENBROOK VALLEY CONGREGATION OF JEHOVAH'S WITNESSES/CHESTER WILLIAMS TRACT AND BEING IN THE WEST LINE OF SAID JOHNSON TRACT;

THENCE SOUTH 89 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINES OF SAID GLENBROOK VALLEY CONGREGATION OF JEHOVAH'S WITNESSES/CHESTER WILLIAMS TRACT AND THE DARNELL & JANETTE JOSEPH TRACT AS RECORDED IN S-325858, A DISTANCE OF 208.49 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID KIRKMAN TRACT AND BEING IN THE NORTH LINE OF SAID JOSEPH TRACT;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID KIRKMAN TRACT, A DISTANCE OF 132.37 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING 0.5470 ACRE (23,828 SQUARE FEET) TRACT OF LAND, MORE OR LESS.

Commonly known as:

7615 Grahamcrest Drive, Houston, Texas 77061

Parcel ID:

078-071-001-0002

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PREPARED BY AND RETURN

TO AFTER RECORDING:

Michael J. McKleroy, Jr.
HINSHAW & CULBERTSON LLP
500 N. Akard Street, Suite 2200
Dallas, Texas 75201

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