

Notice of Substitute Trustee Sale

F26-00337 TX
 BC Humble Enterprises, LLC

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 11/03/2026
Time: The sale will begin no earlier than 10:00AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: Harris County, TX at the following location: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045. OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description: See Attached Exhibit "A"

Personal Property Description: See Attached Exhibit "B"

APN: 0440-2500-00200

Commonly known as: 14400 US-59, Humble, TX 77396

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents and Security Agreement, dated 08/17/2018 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 08/20/2018 as Document No. RP-2018-378770 of the Real Property Records of Harris County, Texas.

Trustor(s):	BC HUMBLE ENTERPRISES, LLC. a Texas limited liability company	Original Beneficiary:	DEUTSCHE BANK AG, NEW YORK BRANCH
Current Beneficiary:	Wilmington Trust, National Association, as Trustee, on behalf of the registered holders of Benchmark 2018-B6 Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2018-B6	Loan Servicer:	K-Star Asset Management LLC
Current Substituted Trustees:	Patricia Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva, Michele Sanders or Cherie Maples		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in Exhibit "B" attached hereto. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$5,000,000.00, executed by BC HUMBLE ENTERPRISES, LLC, a Texas limited liability company, and payable to the order of DEUTSCHE BANK AG, NEW YORK BRANCH; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BC HUMBLE ENTERPRISES, LLC, a Texas limited liability company. Wilmington Trust, National Association, as Trustee, on behalf of the registered holders of Benchmark 2018-B6 Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2018-B6 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

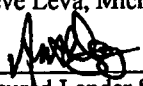
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Wilmington Trust, National Association, as Trustee, on behalf of the registered holders of Benchmark 2018-B6 Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2018-B6

c/o Ashurst Perkins Coie
2525 E. Camelback Road, Suite 500
Phoenix, AZ 85016-4227
Attn: Liana Spendlove
(602) 351-8095
Liana.Spendlove@Ashurstperkins.com

Dated: 10/8/26

Patricia Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva,
Steve Leva, Michele Sanders or Cherie Maples


Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:
Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT B
Personal Property Description

All property, rights, interests, and estates whatsoever of BC HUMBLE ENTERPRISES, LLC, a Texas limited liability company, as trustor (the "**Trustor**"), previously owned, now owned or hereafter acquired by Trustor, to the full extent of Trustor's right, title, and interest therein, including hereafter acquired rights, interests, and property, and all products and proceeds thereof and additions and accessions thereto from any or all of the following (collectively, the "**Property**"):

- (A) All additional lands, estates and development rights hereafter acquired by Trustor for use in connection with the real property described in Exhibit A attached to the Notice of Substitute Trustee Sale (the "**Land**") and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of the Security Instrument;
- (B) The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "**Improvements**");
- (C) All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, excess or unused zoning floor area development rights, abatements, zoning floor area bonuses, zoning incentives or awards and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, appurtenant to, relating or pertaining to the Land and the Improvements or otherwise owned by or available to Trustor and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Trustor of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;
- (D) All "equipment," as such term is defined in Article 9 of the Uniform Commercial Code (as hereinafter defined), now owned or hereafter acquired by Trustor, which is used at or in connection with the Improvements or the Land or is located thereon or therein (including, but not limited to, all machinery, equipment, furnishings, and electronic data-processing and other office equipment now owned or hereafter acquired by Trustor and any and all additions, substitutions and replacements of any of the foregoing), together with all attachments, components, parts, equipment and accessories installed thereon or affixed thereto (collectively, the "**Equipment**"). Notwithstanding the foregoing, Equipment shall not include any property belonging to Tenants under Leases except to the extent that Trustor shall have any right or interest therein;
- (E) All Equipment now owned, or the ownership of which is hereafter acquired, by Trustor which is so related to the Land and Improvements forming part of the Property that it is deemed fixtures or real property under the law of the particular state in which the Equipment is located, including, without limitation, all building or construction materials intended for construction, reconstruction, alteration or repair of or installation on the Property, construction equipment, appliances, machinery, plant equipment, fittings, apparatuses, fixtures and other items now or hereafter attached to, installed in or used in connection with (temporarily or permanently) any of the Improvements or the Land, including, but not limited to, engines, devices for the operation of

pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating, plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned individually or jointly with others, and, if owned jointly, to the extent of Trustor's interest therein) and all other utilities whether or not situated in easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing and the proceeds thereof (collectively, the "**Fixtures**"). Notwithstanding the foregoing, "**Fixtures**" shall not include any property which Tenants are entitled to remove pursuant to Leases except to the extent that Trustor shall have any right or interest therein;

- (F) All furniture, furnishings, objects of art, machinery, goods, tools, supplies, appliances, general intangibles, contract rights, accounts, accounts receivable, franchises, licenses, certificates and permits, and all other personal property of any kind or character whatsoever (as defined in and subject to the provisions of the Uniform Commercial Code), other than Fixtures, which are now or hereafter owned by Trustor and which are located within or about the Land and the Improvements, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (collectively, the "**Personal Property**"), and the right, title and interest of Trustor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (as amended from time to time, the "**Uniform Commercial Code**"), superior in lien to the lien of the Security Instrument, and all proceeds and products of any of the above;
- (G) (i) All leases, subleases or subsubleases, lettings, licenses, concessions or other agreements (whether written or oral and whether now or hereafter in effect) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into, whether before or after the filing by or against Trustor of any petition for relief under 11 U.S.C. §101 et seq., as the same may be amended from time to time (the "**Bankruptcy Code**") (collectively, the "**Leases**"), and all right, title and interest of Trustor, its successors and assigns, therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and (ii) all rents, additional rents, revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses) from the Land and the Improvements, whether paid or accruing before or after the filing by or against Trustor of any petition for relief under the Bankruptcy Code (collectively, the "**Rents**"), and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment and performance of the Obligations, including the payment of the Debt;
- (H) All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of such right), or for a change of grade, or for any other injury to or decrease in the value of the Property;

- (I) All proceeds in respect of the Property under any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments or settlements made in lieu thereof, for damage to the Property;
- (J) All refunds, rebates or credits in connection with any reduction in Taxes or Other Charges charged against the Property as a result of tax certiorari proceedings or any other applications or proceedings for reduction;
- (K) The right, in the name and on behalf of Trustor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Beneficiary in the Property;
- (L) All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or respecting any business or activity conducted on the Land and any part thereof and all right, title and interest of Trustor therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Trustor thereunder;
- (M) All tradenames, trademarks, servicemarks, logos, copyrights, goodwill, URLs or other online media, books and records and all other general intangibles relating to or used in connection with the operation of the Property;
- (N) All accounts, documents, instruments, chattel paper, general intangibles and investment property as the foregoing terms are defined in the Uniform Commercial Code;
- (O) All minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above Land;
- (P) All proceeds of any of the foregoing, including, without limitation, proceeds of insurance and condemnation awards, whether in cash or in liquidation or other claims, or otherwise; and
- (Q) Any and all other rights of Trustor in and to the items set forth in Subsections (A) through (P) above.

All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement dated as of August 17, 2018, made by Trustor, as trustor, to STEVE STREIFF, as trustee, for the benefit of DEUTSCHE BANK AG, NEW YORK BRANCH, as beneficiary, and recorded August 20, 2018 as Document No. RP-2018-378770 in the Real Property Records of Harris County, Texas (as assigned from time to time, the “**Security Instrument**”).

Nothing in this document shall be used to construe any of the items listed above to be personal property, as opposed to real property, if such items are otherwise classified as, or deemed to be, real property. In addition, notwithstanding anything herein to the contrary, the items set forth above shall not be deemed to include any reserves, escrows or accounts held by Wilmington Trust, National Association, as Trustee, on behalf of the registered holders of Benchmark 2018-B6 Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2018-B6 (“**Noteholder**”) or any party or servicer on such Noteholder’s behalf.

EXHIBIT ALEGAL DESCRIPTION

TRACT I:

BEING a tract of land out of the Thomas Norments Survey, Abstract No. 601 of Harris County, Texas, and being Chateau International Apartments Subdivision (Unrecorded) said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a cap in the northwesterly right-of-way line of Old Humble Road (100 feet wide) said point being the most southerly point of a cut-off line of said Old Humble Road with the southwesterly right-of-way line of Chateau Boulevard (80 feet wide);

THENCE, South 44 deg. 30 mm. 35 sec. West, along the above said northwest line of Old Humble Road, 475.53 feet to a 5/8" iron rod found for the beginning of a circular curve to the right having a radius of 1950.00 feet;

THENCE, Southwesterly, continuing along the above said northwesterly line of Old Humble Road and with above said circular curve to the right thru a central angle of 1 deg. 10 min. 36 sec. an arc distance of 40.05 feet to a 5/8" iron rod found for a corner, said point being the northeast corner of a tract of land as conveyed to Frederic & Ellen Wagner by Deed as recorded In Harris County Clerk's File No. S296390;

THENCE, North 85 deg. 21 min. 30 sec. West, along the north line of the above said Frederic & Ellen Wagner tract, 309.41 feet to a 1/2" iron rod set for a corner, said point being in the east line of a tract of land as conveyed to A. Z. Ward et ux by Deed as recorded in Volume 1899, Page 214 of the Deed Records of Harris County, Texas;

THENCE, North 0 deg. 34 min. 35 sec. East, along the above said east line of A. Z. Ward tract, 67.80 feet to a 1/2" iron rod set for re-entrant corner and the northeast corner of the said Ward tract;

THENCE, North 89 deg. 36 min. 57 sec. West, along the north line of the above said Ward tract, 140.15 feet to a 1/2" iron rod set for a corner in the southeast right-of-way line of U. S. Highway 59, said point being in a circular curve to the left having a radius of 7798.00 feet;

THENCE, Northeasterly, along the above said southeast line of U. S. Highway 59 and with above said circular curve to the left thru a central angle of 4 deg. 18 mm. 47 sec., a chord bearing of North 24 deg. 14 min. 28 sec. East, an arc distance of 587.01 feet to a 5/8" iron rod with a cap found for an angle point;

THENCE, North 28 deg. 48 min. East, continuing along the above said southeast line of U. S. Highway 59, 71.38 feet to a 5/8" iron rod with a cap found for a corner, said point being In the southwest line of a tract of land as conveyed to Frederic Wagner by Deed as recorded in Harris County Clerk's File No. P780482;

THENCE, South 61 deg. 14 min. East, along the above said southwest line of the Frederic Wagner tract and along the southwest line of above reference Wagner tract, and along the southwest line of above reference Chateau Boulevard, 603.92 feet to a 5/8" iron rod found for a corner said point being the north corner of the above reference cut-off line of Old Humble Road and said Chateau Boulevard;

THENCE, South 8 deg. 18 min. 09 Sec. East, along the above said cut-off line of Old Humble Road and Chateau Boulevard, 33.85 feet to the POINT OF BEGINNING and CONTAINING 315,376 square feet or 7.2400 acres of land.

TRACT II:

Description of a 39,690 square foot (0.9111 acre) tract of land in the Thomas Norments Survey, Abstract No. 601, Harris County, Texas and being more particularly described by metes and bounds as follows:

Commencing at the most southerly cutback corner or the intersection of the west right of way of Old Humble Road (100' row) and the south right of way of Chateau Blvd. (80' ROW);

THENCE, S 44° 30' 35" W, along the west right of way line of Old Humble Road, a distance of 475.53 feet to a 5/8" iron rod and a point of curve;

THENCE, Southwesterly, along the west right of way line of Old Humble Road and a curve to the right, having a radius of 1950.00 feet, a distance of 40.05 feet to a 5/8" iron rod and the northeast corner of the tract herein described and the POINT OF BEGINNING;

THENCE, Southwesterly along the west right of way of Old Humble Road and a curve to the right, having a radius of 1950.00 feet, a distance of 122.98 feet to a 5/8" iron rod and a point of reverse curve;

THENCE, Southwesterly, along the west right of way of Old Humble Road and a curve to the left, having a radius of 2050.00 feet, a distance of 123.36 feet to a 5/8" iron rod and the southwest corner of the tract herein described;

THENCE, N 89° 25' 35" W, a distance of 126.07 feet to a 5/8" iron rod in the west right of way of a 70' drainage easement as recorded in Volume 3461, Page 214 of the HARRIS County Deed Records and the southwest corner of the tract herein described;

THENCE, N 00° 34' 25" E, along the west right of way of said drainage easement a distance of 188.00 feet to a 5/8" iron rod and the northwest corner of the tract herein described;

THENCE, S 85° 21' 30" E, a distance of 309.41 feet to the POINT OF BEGINNING and containing 0.9111 acre.

TRACT III:

DESCRIPTION of an 8735 square foot (0.2007 Acre) tract of land in the Thomas Norments Survey, Abstract No. 601, Harris County, Texas and being ore particularly described by metes and bounds as follows:

COMMENCING at the Northerly cutback of the intersection of the West Right of Way of Old Humble Road (100'R/W) and the North Right of Way of Chateau Blvd. (80' R/W);

THENCE, Northeasterly, along the West Right of Way of Old Humble Road and a curve to the right, having a radius of 1950.00 feet, a distance of 171.26 feet to a 5/8" iron rod and the most Southerly corner of the tract herein described and the **POINT OF BEGINNING**;

THENCE, N 45° 29' 23" W, a distance of 92.75 feet 5/8" iron rod and the most Westerly corner of the tract herein described;

THENCE, N 45 ° 00' 15" E, a distance of 99.95 fee to a 5/8" iron rod and the most Northerly corner of the tract herein described;

THENCE, S 45 ° 37' 39" E, a distance of 82.10 feet to a 5/8" iron rod in the West Right of Way of Old Humble Road and the most Easterly corner of the tract herein described;

THENCE, S 38 ° 55' 35" W, along the West Right of Way of Old Humble Road, a distance of 100.30 feet to the **POINT OF BEGINNIN** and containing a 0.2007 Acre.