FILED 10/12/2026 9:31:50 AM FRCL-2026-7546 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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Deed of Trust:

Dated	July 3, 2025
Grantor	JULIE GILL
Trustee	Matthew C Aycock
Lender	Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer	Capital Fund I, LLC, an Arizona limited liability company
Mortgagee:	Capital Fund REIT, LLC
Mortgage Servicer:	Capital Fund I, LLC
Recorded	**Instrument #RP-2025-262922**, recorded on July 8, 2025, in the official Real Property (Deed) Records of HARRIS COUNTY, Texas
Secures	**Promissory Note** ("Note") in the original principal amount of $105,000 00, executed by JULIE GILL ("Borrower") and payable to the order of Lender
Maturity Date	July 1, 2026

Legal Description

UNIT 83, BUILDING A23, OF THE OAKS OF WOODLAKE, A CONDOMINIUM PROJECT SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORD IN COLUME 74, PAGE 2, OF THE CONDOMINIUM OF HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, and more commonly known as **2100 Tanglewilde St #83, Houston, TX 77063**

FORECLOSURE SALE:

Date	**Tuesday, November 3, 2026**
Time	The sale of the Property will be held between the hours of **10:00 a.m. and 1:00 p.m.** local time, the earliest time at which the Foreclosure Sale will begin is **10:00 a.m.** and not later than three hours thereafter
Place	MAGNOLIA SOUTH BALLROOM INSIDE THE BAYOU CITY EVENT CENTER OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT

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Terms 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 Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust
Substitute Trustee	Bennett M Wyse, Ted Gambordella, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L Randle, Ebbie Murphy, Wayne Daughtrey, and/or Steve Leva

Capital Fund I, LLC is representing Capital Fund REIT, LLC pursuant to a servicing agreement with Capital Fund REIT, LLC Pursuant to that servicing agreement and Texas Property Code § 51 0025, Capital Fund I, LLC is authorized to service the indebtedness and administer the foreclosure on behalf of Capital Fund REIT, LLC

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, Lender, the owner and holder of the Note, or its Loan Servicer, 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 Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender or Loan Servicer passes the Foreclosure Sale, then 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 Lender, or Loan Servicer 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

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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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:

By _____

Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel (214) 473-5551
Fax (214) 540-9333
Tgambordella@prattaycock com

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