

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 6, 2026

Substitute Trustees: Sandy Dasigenis, Jeff Leva or Steve Leva

Substitute Trustees' Address: 10406 Rockley Road, Houston, Texas 77099

Mortgagee: Lakeland West Capital 51, LLC

Note:

Date: December 21, 2022

Principal Amount: \$4,042,005.80

Borrower: KARAM WG 610 LLC

Mortgagee: Texas Dow Employees Credit Union

Deed of Trust:

Date: December 21, 2022

Grantor: KARAM WG 610 LLC

Original Beneficiary: Texas Dow Employees Credit Union

Recording Information: Clerk's File Number RP-2022-598808 of the Real

Property Records of Harris County, Texas

Property: See attached Exhibit A, and more commonly known as 7903 S. Loop E., Houston, Texas 77012

Assignment:

Date: December 1, 2025

Recording information: Clerk's File Number RP-2025-488666 of the Real

Property Records of Harris County, Texas

Assignor: Texas Dow Employees Credit Union

Assignee: Lakeland West Capital 51, LLC

County: Harris

Date of Sale: November 3, 2026

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045

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.

Mortgagee has appointed Sandy Dasigenis, Jeff Leva or Steve Leva as Substitute Trustees under the Deed of Trust. Mortgagee has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



NAME: SANDY DASIGENIS

SUBSTITUTE TRUSTEE (281) 561-5038

EXHIBIT A

BEING A TRACT OR PARCEL CONTAINING 0.804 ACRE (35,033 SQUARE FEET) OF LAND SITUATED IN THE JOHN R. HARRIS LEAGUE, ABSTRACT NUMBER 27, HARRIS COUNTY, TEXAS; BEING THE RESIDUE OF A CALLED 2.5 ACRE TRACT (TRACT 1) OF LAND AND THE SOUTH 50 FEET OF LOT 323, BLOCK 13 (TRACT 2) CONVEYED TO KARAM WG 610, LLC AS DESCRIBED BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER RP-2018-229159; BEING ALL OF RESTRICTED RESERVE "B", KARAM PLAZA SOUTHLAP, A SUBDIVISION PLAT OF RECORD AT FILM CODE NO. 690940 HARRIS COUNTY MAP RECORDS (H.C.M.R.)

COMMONLY KNOWN AS : 7903 S. LOOP E. , HOUSTON, TEXAS 77012