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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 10/12/2026
NOTE: Real Estate Lien Note described as follows:
Date: 12/27/2024
Maker: Sue-Anne Investment & Management, Inc.
Payee: TURBO FINANCE, LLC
Original Principal Amount: $150,966.29
DEED OF TRUST: Deed of Trust described as follows:
Date: 05/22/2024
Grantor: Sue-Anne Investment & Management, Inc.
Trustee: Andrew L. Ainsa
Beneficiary: TURBO FINANCE, LLC
Recorded: Document No. RP-2024-484506 in the real property records of Harris County, Texas
LENDER: TURBO FINANCE, LLC
BORROWER: Sue-Anne Investment & Management, Inc.
PROPERTY: The real property described as follows:
Condominium Unit 307, in Building 300, of INFINITY OFFICE PARK AT JERSEY VILLAGE CONDOMINIUMS, a Condominium Project in Harris County, Texas together with the limited common elements and an undivided interest in and to the general common elements as same are defined in the Condominium Declaration together with the Survey Pla, By-Laws and Exhibits attached thereto recorded in/under Fil Code 220114 and amendment recorded in/under Film Code No. 220344 of the Condominium Records of Harris County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.
SUBSTITUTE TRUSTEES:

Aldo R. Lopez
5822 Cromo Dr.
El Paso, Texas 79912

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
11/03/2026, the first Tuesday of the month, to commence at 11:00 a.m. or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Magnolia South Ballroom of Bayou City Event Center, 9401 Knight Road Houston, Texas 77045, or as otherwise designated by the Commissioner's Court.

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

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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.

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.

EXECUTED as of October 12, 2026.

Aldo R. Lopez
Substitute Trustee
For Turbo Finance, LLC

State of Texas

County of El Paso

Subscribed and sworn to before me, the undersigned authority on this 12th day of October 2026 by Aldo Lopez, substitute trustee, who personally appeared.

MONICA LARA
Notary ID #132693389
My Commission Expires
September 24, 2028

Monica Lara

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