

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on February 10, 2023, DGV Group 2 Webster, LLC ("Mortgagors", whether one or more) executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee, which Deed of Trust secures the payment of that certain promissory note of even date therewith, executed by DGV Group 2 Webster, LLC and payable to the order of Jet Lending, LLC in the original principal amount of \$5,250,000.00 (the "Note"), which Deed of Trust is recorded under clerk's file number RP-2023-50192 in the Real Property Records of Harris County, Texas, and covers all of the real property personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

BEING A 0.8692 ACRE TRACT OF LAND LOCATED IN THE ROBERT W. WILSON SURVEY, ABSTRACT NO. 88, BEING OUT OF AND A PART OF BLOCK 20 OF THE PARTIAL REPLAT OF CLEAR LAKE CITY INDUSTRIAL PARK SECTION C, AS RECORDED IN VOLUME 169, PAGE 37 OF THE HARRIS COUNTY MAP RECORDS, AND BEING THE SAME AS THAT CERTAIN CALLED PARCEL 1915 CONVEYED TO FRIENDSWOOD RANCH BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. RP-2016-575485; SAID 0.8692 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a point located in the Southeast right-of-way line of Bay Area Boulevard (based on a variable width public right-of-way), said point being the most Westerly corner of said Partial Replat of Clear Lake City Industrial Park Section C and said Block 20,

THENCE North 48deg51'30" East, along said Southeast right-of-way line, a distance of 72.84 feet to the beginning of a curve to the right;

THENCE along said Southeast right-of-way line in a Northeasterly direction along said curve to the right having a Radius of 976.00 feet, an Arc Length of 37.58 feet, having a Chord which bears North 58deg57'19" East for a distance of 37.58 feet to a point of tangency;

THENCE North 60deg03'47" East, continuing along said Southeast right-of-way line, a distance of 50.00 feet to the beginning of a curve to the left;

THENCE in a Northeasterly direction along said curve to the left having a Radius of 1,169.69 feet, an Arc Length of 232.12 feet, and a Chord which bears North 54deg22'24" East for a distance of 231.74 feet to the Westerly most cutback corner of the intersection of said Southeast right-of-way line of Bay Area Boulevard and the Southwest right-of-way line of Gemini Drive (based on a public right-of-way width of 80 feet),

THENCE in a Easterly direction along a curve to the right having a Radius of 25.00 feet, an Arc Length of 37.54 feet, and a Chord which bears South 88deg17'38" East for a distance of 34.11 feet to the Easterly most cutback corner of the intersection of said Southeast right-of-way line of Bay Area Boulevard and said Southwest right-of-way line of Gemini Drive,

THENCE in a Southeasterly direction along said Southwest right-of-way line along a curve to the left having a Radius of 580.00 feet, an Arc Length of 117.32 feet, and a chord which bears South 51deg06'44" East for a distance of 117.32 feet to the North corner of Reserve "A" of the Partial Replat of Block 20 of the Partial Replat of Clear Lake City Industrial Park Section C, as recorded in Volume 337, Page 125 of the Harris County Map Records,

THENCE South 48deg51'30" West, along the common line between said Parcel 1915 and that certain tract of land conveyed to Bover F2, LP by deed recorded in Harris County Clerk's File No. 20150401714, a distance of 38.94 feet to a 5/8 inch iron rod found for an angle point;

THENCE North 41deg08'30" West, continuing along said common line, a distance of 37.50 feet to a 5/8 inch iron rod found for an angle point,

THENCE South 48deg51'30" West, continuing along said common line, a distance of 196.50 feet to a 5/8 inch iron rod found for an angle point,

THENCE North 41deg08'30" West, continuing along said common line, a distance of 64.00 feet to 5/8 inch iron rod found for an angle point;

THENCE South 48deg51'30" West, continuing along said common line, a distance of 160.00 feet to a 5/8 inch iron rod found for an angle point;

THENCE North 41deg08'30" West, continuing along said common line, a distance of 47.50 feet to 5/8 inch iron rod found for an angle point;

THENCE South 48deg51'30" West, continuing along said common line, a distance of 39.12 feet to a point located in the Northeast line of that certain tract of land conveyed to Humble Oil & Refining Company by deed recorded in Harris County Clerk's File No. B590816;

THENCE North 41deg09'02" West, along said Northeast line, a distance of 33.12 feet to the POINT OF BEGINNING of the herein described tract of land and containing within these calls 0.8692 Acres (37,862 Sq. Ft.), more or less, commonly known as 502 Bay Area Boulevard, Houston, Texas 77058; and

WHEREAS the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred under the Note and/or in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust,

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, November 03, 2026, being the first Tuesday of such month, at the county courthouse of Harris County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash, provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Harris County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 10 a.m., or not later than three (3) hours after such time, such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, November 03, 2026.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of October 13, 2026


Signature

SANDY DASIGENIS
Printed Name

Substitute Trustee

Matter No. 2014

FOR INFORMATION CONTACT Clifford D. Harmon 14860 Montfort Suite 111, Dallas Texas 75254 All substitute trustees may be contacted through that address.