

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on August 05, 2025, **ATD Investments LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **NIGHTINGALE LAW GROUP PLLC**, including Casey Marcin, Katie Wollfarth, and Walker M F Smith, Trustee, which Deed of Trust secures the payment of that certain promissory note of even date therewith, executed by **ATD Investments LLC** and payable to the order of **Lonestar Flipco Financial, LLC** in the original principal amount of **\$161,245.00** (the "Note"), which Deed of Trust is recorded under Clerk's File No **RP-2025-309033** 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

Lot Thirty-Five (35), in Block Forty-Two (42), of BELFORT PARK, SECTION SIX (6), an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 43, Page 43 of the Map Records of Harris County, Texas, commonly known as 5823 Belmark Street, Houston, Texas 77033, 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 **Lonestar Flipco Financial, 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, Substitute Trustee
Printed Name

Matter No. 2162

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