

Notice of Foreclosure Sale

Deed of Trust, Assignment of Rents Security Agreement and Fixture Agreement ("Deed of Trust"):

Dated: JULY 12, 2024

Borrower: GHOREISHI MANAGEMENT 12300 HODGES ST, LLC

Trustee: JOHN V. BURGER

Trustee mailing address: 4635 SOUTHWEST FRWY, STE. 330, HOUSTON, TX
77027

Lender: BELLFLOWER INVESTMENT, LLC its address being
718 JOHNSON LANE, SUGAR LAND, TX 77479

Recorded in: Instrument RP-2024-253200 in the Official Public Records
of HARRIS County, Texas

Secures: Promissory Note ("Note") in the original principal amount of
\$2,280,000.00, executed by J GHOREISHI MANAGEMENT
12300 HODGES ST, LLC ("Borrower") and payable to the order
of Lender

Servicer: BELLFLOWER INVESTMENT, LLC its address being
718 JOHNSON LANE, SUGAR LAND, TX 77479

File: BAS2600274

Legal Description: 1.4509 Acres, more or less, being all of the unrestricted
Reserve "A" Royal Garden Estates as recorded in Film
Code No. 434054, of the Harris County Map Records of
Harris County, Texas, and is more commonly known as
12300 Hodges Street, Houston, TX 77085

Substitute Trustee: Margie Allen, Keata Smith, Stephanie Hernandez, Tiffany
Sandvick, Anna Sewart, David Barry, Byron Sewart,
Austin DuBois, or John Burger, any to act independently

Substitute Trustee's Address: 4635 Southwest Freeway, Ste. 330, Houston, Texas 77027

Foreclosure Sale: NOVEMBER 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.

Place: Bayou Event Center located at 9401 Knight Rd., Houston, Texas 77056 or as designated by the Commissioners' Court, of said county, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice was posted.

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 BELLFLOWER INVESTMENT, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, BELLFLOWER INVESTMENT, LLC, the owner and holder of the Note, has requested the Substitute Trustee(s) to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of BELLFLOWER INVESTMENT, LLC'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(s) will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If BELLFLOWER INVESTMENT, LLC passes the Foreclosure Sale, 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 BELLFLOWER INVESTMENT, LLC. 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

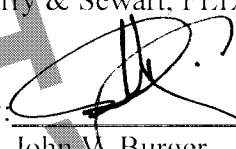
investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the 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.

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.

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

Barry & Sewart, PLLC

By: 

John V. Burger

Texas Bar No. 03378650

4635 Southwest Freeway, Suite 330

Houston, TX 77027

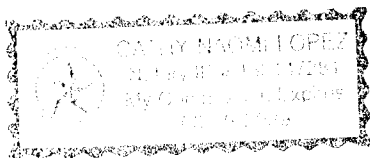
Tel. (713) 722-0281

Fax (713) 722-9786

Attorney and Trustee for BELLFLOWER INVESTMENT, LLC

STATE OF TEXAS
COUNTY OF HARRIS

Sworn and Subscribed before me on the 12th day of October, 2026, by John V. Burger as Trustee and as Attorney for BELLFLOWER INVESTMENT, LLC.




NOTARY PUBLIC

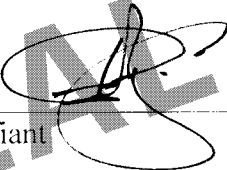
Posting and Filing Affidavit of Trustee

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, the undersigned notary, appeared John V. Burger in person and stated under oath:

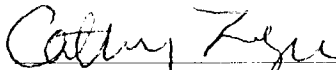
"My name is John V. Burger. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

"Under the direction and at the request of BELLFLOWER INVESTMENT, LLC, pursuant to the deed of trust dated JULY 12, 2024, executed by GHOREISHI MANAGEMENT 12300 HODGES ST, LLC to John V. Burger, Trustee, filed for record in Instrument RP-2024-253200 of the Official Public Records of Harris County, Texas, securing payment of the promissory note of the same date, I did on 10/12/26 post the notice of foreclosure sale, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Harris County, Texas, and filed a duplicate of the notice of foreclosure sale with the county clerk's office of Harris County, Texas that same day."


Affiant

STATE OF TEXAS
COUNTY OF Harris

SUBSCRIBED AND SWORN TO before me by John V. Burger, substitute trustee on 10/12/26.


Notary Public, State of Texas

