FILED 10/13/2026 2:34:40 PM FRCL-2026-7675 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 AT THE ADDRESS SET FORTH HEREIN.

Notice of Foreclosure Sale

Date: October 13, 2026

Note: That certain Real Estate Lien Note in the original principal amount of $225,000.00, dated September 5, 2024, as further modified pursuant to that certain Real Estate Lien Note-Modification and Extension, dated October 10, 2024, as further modified pursuant to that certain Real Estate Lien Note-Modification and Extension, dated September 2, 2025, as further modified pursuant to that certain Real Estate Lien Note-Modification and Extension, dated April 24, 2026, which modified and increased, *inter alia*, the principal amount loaned to $670,000.00, each Note and or Modification executed by Olivano, LLC, as Borrower, and made payable to the order of Texas Notes, LLC, secured by those certain first lien Deeds of Trust described below

Lenders: Bret Cochran, Farhad Teimoorian, Haven Realty Exchange, LLC, Libertad Elizondo and RG Partners LLC, and Texas Notes, LLC, pursuant to that certain Loan Purchase Agreement(s), and/or Transfer and Assignment of Liens executed by (a) Texas Notes, LLC, as Assignor, and Bret Cochran, as Assignee recorded in the Official Public Records of Harris County, under File No. RP-2024-379250; (b) Texas Notes, LLC, as Assignor, and Farhad Teimoorian, as Assignee recorded in the Official Public Records of Harris County, under File No. RP-2026-217023; (c) Texas Notes, LLC, as Assignor, and Haven Realty Exchange, LLC, as Assignee recorded in the Official Public Records of Harris County, under File No. RP-2025-368534; (d) Texas Notes, LLC, as Assignor, and Libertad Elizondo, as Assignee recorded in the Official Public Records of Harris County, under File No. RP-2026-221158; and (e) Texas Notes, LLC, as Assignor, and RG Partners LLC, as Assignee recorded in the Official Public Records of Harris County, under File No. RP-2025-365006 and Texas Notes, LLC.

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Successor/Substitute Trustee:	Patricia Poston, David Poston, Nick Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, any to act
Successor/ Substitute Trustee's Address:	The street address for Patricia Poston, David Poston, Nick Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254.
Deed of Trust Information:	Deed of Trust (Security Agreement and Financing Statement), dated April 24, 2026, executed by Olivano, LLC, a Texas Limited Liability Company, as Borrower, in which Texas Notes, LLC is named as Lender and Matt Haddock, PLLC is named as Trustee, and recorded under File No. RP-2026-208884 of the Real Property Records of Harris County, Texas, which was a modification and extension of three prior Deeds of Trust (Security Agreement and Financing Statement), dated September 2, 2025 (recorded under File No. RP-2025-355289 of the Real Property Records of Harris County, Texas), October 10, 2024 (recorded under File No. RP-2024-379329 of the Real Property Records of Harris County, Texas), and September 5, 2024 (recorded under File No. RP-2024-329932 of the Real Property Records of Harris County, Texas), each executed by Olivano, LLC, a Texas Limited Liability Company, as Borrower, in which Texas Notes, LLC is named as Lender and Matt Haddock, PLLC is named as Trustee.
Borrower/Grantor:	Olivano, LLC
Beneficiary:	Texas Notes, LLC
Legal Description:	LOT ONE (1), BLOCK FIVE (5), SOUTHDALE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 40, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, which currently has the address of 4301 Jane St., Bellaire, Texas 77401 plus all buildings, fixtures and improvements relating thereto (the "Real Property")
Property:	The Real Property and any other property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

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County:	Harris County, Texas.
Terms of Sale:	All cash or cash equivalent, except that the owners and holders of the indebtedness, and/or the Loan Servicer, Texas Notes, LLC may bid as a credit against the indebtedness owing Lenders.
Date of Sale:	November 3, 2026
Time of Sale:	The Sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; **the earliest at which time the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**
Place of Sale:	AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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, Lenders, the owners of the Note, have requested the Loan Servicer, Texas Notes, LLC (the "Loan Servicer"), to designate Successor/Substitute Trustee(s) to sell the Property and that the foreclosure be administered by Texas Notes, LLC, as the Loan Servicer pursuant to those certain written Loan Purchase Agreement(s) executed by Lenders, in favor of Texas Notes, LLC, which grants the Loan Servicer authority to service the Note, which includes the administration of all rights of collection and foreclosure. The address of the Loan Servicer, Texas Notes, LLC, is 615 Heights Blvd., Houston, TX. 77007, Attention: Mr Apostolos (aka Paul) A, Lamnatos, Managing Member.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Successor/Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Loan Servicer, on behalf of Lenders, election to proceed against and sell both the Real Property and any personal property described in the Deed of Trust in accordance with Lenders' rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

If Lenders and/or the Loan Servicer 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

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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 Lenders. 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, Successor/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 Successor/Substitute Trustee.

Patricia Poston

Patricia Poston, David Poston, Nick Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, any to act

Name and Address of Sender of this Notice:
Preston T. Towber, Attorney for Texas Notes, LLC,
Loan Servicer and one of the Lenders
The Towber Law Firm PLLC
1111 Heights Blvd.
Houston, Texas 77008
Tel: (832) 485-3555
Email: preston@towberlaw.com

Address of Texas Notes, LLC
In its capacity as Loan Servicer and
one of the Lenders on the Property:
Texas Notes, LLC
615 Heights Blvd.
Houston, TX. 77007
Attention: Mr Apostolos (aka Paul) A. Lamnatos, Managing Member.
Tel: (281) 221-7383
Email: paul@blinklending.com

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