

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of November, 2026
Time: 10:00A.M. or not later than three hours after that time
Place: At the Bayou City Event Center, Magnolia South Ballroom, 9401 Knight Road, Houston, TX 77045 in Harris County, Texas, or at the area most recently designated by the Harris County Commissioners.

TERMS OF SALE:

CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF THE SALE.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: November 2, 2021
Grantor(s): 7902 Prestwood Drive LLC
Original Mortgagee: Velocity Commercial Capital, LLC
Original Principal: \$1,425,000.00
Recording Information: Deed Inst.# RP-2021-637741
Current Mortgagee/Beneficiary: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-1
Secures: The Promissory Note (the "Note") in the original principal amount of \$1,425,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Harris
Property Description: (See Attached Exhibit "A")
Property Address: 7902 - 7906 Prestwood Drive, Houston, TX 77036
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Velocity Commercial Capital, LLC
Mortgage Servicer Address: 2945 Towngate Road, Suite #110 Westlake Village, CA 91361

SUBSTITUTE TRUSTEE(S): McCalla Raymer Liebert Pierce, LLP, Steven Nixon Price, Coury Jacocks, Jennifer Murphy, Kathryn Dahlin, Kathlyn Beth Smith, Patrica Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva or Steve Leva

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Liebert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 1320 Greenway Dr #780, Irving, TX 75038. I declare under penalty perjury that 10/13/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

Return to: McCalla Raymer Liebert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

File No.: 26-05582TX

EXHIBIT "A"

Lots Seventy (70) and Seventy-One (71, in Block Seventeen (17), or SHARPSTOWN COUNTRY CLUB ESTATES, SECTION THREE (3), a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 70, Page 22 of the Map Records of Harris County, Texas.