

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property: 4325 Sumpter Street, Houston, Texas 77020

Deed of Trust:

Dated:	December 29, 2022
Grantor/Borrower:	Infinite Miles Investments LLC, a Texas limited liability company
Original Trustee:	Steven Kaufman
Original Lender:	ZeusLending.com
Recorded in:	Deed of Trust recorded January 3, 2023, under Clerk's File No. RP-2023-2169 of the Real Property Records of Harris County, Texas
Secures:	Promissory Note ("Note") in the original principal amount of \$283,500.00, executed by Infinite Miles Investments LLC and payable to the order of ZeusLending.com
Assignments:	The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Zeus Opportunity Corp. by instrument signed July 14, 2026, effective October 10, 2025, and recorded August 12, 2026, under Clerk's File No. RP-2026-327524 of the Real Property Records of Harris County, Texas; and then transferred and assigned by Zeus Opportunity Corp. to Fairbridge Credit, LLC by instrument signed July 14, 2026, effective October 10, 2025, and recorded August 12, 2026, under Clerk's File No. RP-2026-327525 of the Real Property Records of Harris County, Texas
Current Mortgagee:	Fairbridge Credit, LLC; 330 Post Road, Suite 230; Darien, CT 06820
Mortgage Servicer:	ZeusLending.com; 3104 Edloe Street, Suite 210; Houston, TX 77027
Property:	4325 Sumpter Street, Houston, Texas 77020

The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.

Mortgage Servicer Disclosure:

ZeusLending.com is the Mortgage Servicer for Fairbridge Credit, LLC, the current Mortgagee under the Deed of Trust, and is representing the Mortgagee in connection with the loan under a servicing agreement. Pursuant to the servicing agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to administer the foreclosure of the Property on behalf of the Mortgagee. The Mortgage Servicer's address is 3104 Edloe Street, Suite 210; Houston, TX 77027.

Substitute Trustee:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

The undersigned, as representative for the Mortgagee or Mortgage Servicer, does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SimpleLawTX (referred to herein, individually or collectively, as "Substitute Trustee"). SimpleLawTX's principal address is 1120 E. NASA Parkway, Suite 107B, Houston, TX 77058.

The Substitute Trustee shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further, the undersigned does hereby authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Grantor: Infinite Miles Investments LLC, a Texas limited liability company

Mortgagee: Fairbridge Credit, LLC (hereafter "Lender"), as assignee of ZeusLending.com

Mortgage Servicer: ZeusLending.com

Property Address: 4325 Sumpter Street, Houston, Texas 77020

Property Legal Description: BEING A 0.0975 ACRE TRACT BEING ALL OF LOT 6, BLOCK 1, OF ALTON ADDITION, A SUBDIVISION RECORDED IN VOLUME 572, PAGE 304, DEED RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 16 SQ. FT. TRACT CONVEYED TO THE CITY OF HOUSTON FOR ADDITIONAL ROW PURPOSES DESCRIBED IN CLERK'S FILE NO. G831665, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.0975 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at a 1/2" iron rod set on the North ROW line of Sumpter Street (50' ROW) at the Southeast corner of Lot 7, Block 1 of said Alton Addition, for the Southwest corner of said Lot 6 and this tract, from which a 5/8" iron rod found at the Southwest corner of Lot 8, Block 1 of said Alton Addition bears S87deg04'43"W, a distance of 108.70 feet;

THENCE N02deg55'17"W, along the common line of said Lots 6 & 7, a distance of 78.47 feet to a calculated point on the South line of Lot 3, Block 1 of said Alton Addition, at the Northeast corner of said Lot 7, for the Northwest corner of said Lot 6 and this tract, from which a fence post found for reference bears N89deg57'43"E, a distance of 0.92 feet;

THENCE N87deg04'43"E, along the common line of said Lots 3 & 6, a distance of 54.35 feet to a 1/2" iron rod set on the West ROW line of Waco Street (ROW varies), at the Southeast corner of said Lot 3, for the Northeast corner of said Lot 6 and this tract, from which a 5/8" iron rod found at the Northeast corner of said Lot 3 bears N02deg55'17"W, a distance of 78.47 feet;

THENCE S02deg55'17"E, along the West ROW line of Waco Street, same being the East line of said Lot 6, a distance of 72.81 feet to a 1/2" iron rod set on said line at the North corner of said Save and Except tract, for the most Northerly Southeast corner of this tract;

THENCE S42deg04'43"W, through the interior of said Lot 6, along the Northwest line of said Save and Except tract, a distance of 8.07 feet to a 1/2" iron rod set on the North ROW line of Sumpter Street, same being the South line of said Lot 6, for the most Southerly Southeast corner of this tract;

THENCE S87deg04'43"W, along the North ROW line of Sumpter Street, same being the South line of said Lot 6, a distance of 48.69 feet to the POINT OF BEGINNING and containing 0.0975 acres of land, more or less, which currently has the address of 4325 Sumpter Street, Houston, Texas 77020.

Note Secured by Deed of Trust: Dated December 29, 2022 (the term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date:	December 29, 2022
Original Principal Amount:	\$283,500.00
Maker:	Infinite Miles Investments LLC, a Texas limited liability company
Original Payee:	ZeusLending.com
Current Holder:	Fairbridge Credit, LLC
Property:	All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and

appurtenances thereto, with the exception of any Released Property.

Sale Location: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the Harris County Commissioners Court

Sale Date: Tuesday, November 3, 2026

Sale Time: The public auction of the Foreclosure Sale will begin no earlier than 10:00 A.M. and will take place within three (3) hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien of the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender, acting through the Mortgage Servicer, has directed the Substitute Trustee to administer the trust provisions.

The above-described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in the Lender's rights and remedies under the Deed of Trust, and in accordance with Section 51.002 of the Texas Property Code, Section 9.604(a) of the Texas Business and Commerce Code, and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranty of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of rescission as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment, or other warranties, except

as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure 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.

Dated: October 13, 2026

/s/Lindsay Kennedy

Lindsay Kennedy, Esq.

*Attorney and on behalf of SimpleLawTX as
Substitute Trustee*

Lindsay@SimpleLawTX.com

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