

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: 701 East 13th Street, Houston, Texas 77008

Deed of Trust:

Dated: April 11, 2023

Grantor/Borrower: Heights TX Investment Group LLC, a Texas limited liability company

Original Trustee: Steven Kaufman

Original Lender: ZeusLending.com

Recorded in: Deed of Trust recorded April 18, 2023, under Clerk's File No. RP-2023-137263 of the Real Property Records of Harris County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$953,460.00, executed by Heights TX Investment Group 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 New York Mutual, LLC by instrument signed July 13, 2026, effective July 10, 2026, and recorded July 14, 2026, under Clerk's File No. RP-2026-281188 of the Real Property Records of Harris County, Texas; and then transferred and assigned by New York Mutual, LLC back to ZeusLending.com by instrument signed September 23, 2026, effective September 22, 2026, and recorded September 23, 2026, under Clerk's File No. RP-2026-386384 of the Real Property Records of Harris County, Texas

Current Mortgagee: ZeusLending.com; 3104 Edloe Street, Suite 210; Houston, TX 77027

Property: 701 East 13th Street, Houston, Texas 77008

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

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: Heights TX Investment Group LLC, a Texas limited liability company

Mortgagee: ZeusLending.com (hereafter "Lender")

Property Address: 701 East 13th Street, Houston, Texas 77008

Property Legal Description: Lot Twenty-Four (24), in Block Six (6), of Supplemental Plat of Blocks 5 & 6 of KUTSCHBACH ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 725, Page 411 of the Deed Records of Harris County, Texas, which currently has the address of 701 East 13th Street, Houston, Texas 77008.

Note Secured by Deed of Trust: Dated April 11, 2023 (the term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date:	April 11, 2023
Original Principal Amount:	\$953,460.00
Maker:	Heights TX Investment Group LLC, a Texas limited liability company
Original Payee:	ZeusLending.com
Current Holder:	ZeusLending.com
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 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 for Lender*

Lindsay@SimpleLawTX.com

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