

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: 3713 Rebecca Street, Houston, Texas 77021

Deed of Trust:

Dated:	June 8, 2021
Grantor/Borrower:	McClellan Capital Holdings, Inc., a Texas for-profit corporation
Original Trustee:	Steven Kaufman
Original Lender:	ZeusLending.com
Recorded in:	Deed of Trust recorded August 4, 2021, under Clerk's File No. RP-2021-441146 of the Real Property Records of Harris County, Texas
Secures:	Promissory Note ("Note") in the original principal amount of \$195,000.00, executed by McClellan Capital Holdings, Inc. and payable to the order of ZeusLending.com
Additional Security:	Absolute Assignment of Leases and Rents dated June 8, 2021, recorded August 4, 2021, under Clerk's File No. RP-2021-441147 of the Real Property Records of Harris County, Texas
Assignments:	The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Zeus Opportunity Corp. by instrument dated July 22, 2024, and recorded September 10, 2024, under Clerk's File No. RP-2024-331937 of the Real Property Records of Harris County, Texas; and then transferred and assigned by Zeus Opportunity Corp. to Fairbridge Credit, LLC by instrument dated July 22, 2024, and recorded September 10, 2024, under Clerk's File No. RP-2024-331939 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: 3713 Rebecca Street, Houston, Texas 77021

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: McClellan Capital Holdings, Inc., a Texas for-profit corporation

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

Mortgage Servicer: ZeusLending.com

Property Address: 3713 Rebecca Street, Houston, Texas 77021

Property Legal Description: Being a portion of Lot 41, of Institute Place, an addition to Harris County, Texas, according to the plat thereof, recorded in Volume 234, Page 227, Deed Records of Harris County, Texas, same being that tract of land conveyed to Jeffrey Lee-Henry, by deed recorded in County Clerk File No. RP-2019-547804, Real Property Records of Harris County,

Texas, also known as Lot 8, in Block 41, South End Sunnyside Addition, an unrecorded Subdivision in Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the South corner of that tract of land conveyed to Jose Martin Palomares, by deed recorded in County Clerk File No. RP-2019-462179, Real Property Records of Harris County, Texas, and lying along the Northeast line of Rebecca Street (50 foot right of way) from which a 5/8 inch iron rod found bears South 18 deg 13 min 58 sec West, a distance of 8.92 feet for witness;

THENCE North 20 deg 11 min 43 sec East, along the Southeast line of said Palomares tract, a distance of 100.00 feet to a point for corner, said corner being the East corner of said Palomares tract, and lying along the Southwest line of that tract of land conveyed to Clarence A. and Flora J. Ware, by deed recorded County Clerk File No. U310720, Real Property Records of Harris County, Texas from which a 1/2 inch iron rod found bears South 25 deg 09 min 15 sec West, a distance of 6.56 feet for witness;

THENCE South 70 deg 00 min 00 sec East, along the Southwest line of said Flora/Ware tract, a distance of 65.00 feet to a point for corner, said corner lying along the Southwest line of that tract of land conveyed to Golden Clare Taylor, by deed recorded in County Clerk File No. 20070271520, Real Property Records of Harris County, Texas, and being the North corner of that tract of land conveyed to Robert L. Dickson and wife, Robbie A. Dickson, by deed recorded County Clerk File No. H857077, Real Property Records of Harris County, Texas, from which a fence post found on-line bears in a Northerly direction at a distance of 0.55 feet for reference;

THENCE South 20 deg 11 min 43 sec West, along the Northwest line of said Dickson tract, a distance of 100.00 feet to a point for corner, said corner being the West corner of said Dickson tract, and lying along the aforementioned Northeast line of Rebecca Street;

THENCE North 70 deg 00 min 00 sec West, along said Northeast line of Rebecca Street, a distance of 65.00 feet to the POINT OF BEGINNING and containing 6,500 square feet or 0.15 acres of land.

Note Secured by Deed of Trust: Dated June 8, 2021 (the term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date:	June 8, 2021
Original Principal Amount:	\$195,000.00
Maker:	McClellan Capital Holdings, Inc., a Texas for-profit corporation
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
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