

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

October 13, 2026 (the "Effective Date")

STATE OF TEXAS

COUNTY OF HARRIS

Statutory Notice of Servicemember Rights. 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.

RECITALS:

WHEREAS, Woodforest National Bank ("Lender") made a loan in the original principal amount of Nineteen Million Five Hundred Thousand Dollars (\$19,500,000.00.) (the "Loan") to 4650 Westway Park Boulevard Real Estate LLC, a Texas limited company, and 4650 Westway Park Boulevard Leasing LLC, a Texas limited liability company (collectively, the "Borrowers") pursuant to that certain Loan Agreement dated March 30, 2022 (as amended, restated, supplemented, or otherwise modified from time to time, the "Loan Agreement");

WHEREAS, the Loan is evidenced by that certain Promissory Note (the "Note") executed by the Borrowers in favor of Lender;

WHEREAS, the Loan is secured by that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated March 30, 2022, executed by the Borrowers, as grantors, unto John Ross, as trustee, for the benefit of Lender, as beneficiary, recorded on March 31, 2022, recorded as Instrument No. RP-2022-171181 in the Official Public Records of Harris County, Texas (as modified by that certain Appointment of Substitute Trustee recorded on May 23, 2025, as Instrument No. RP-2025-197161 in the Official Public Records of Real Property of Harris County, Texas, that certain Modification, Renewal and Extension Agreement dated effective as of March 30, 2025 and recorded on July 29, 2025, as Instrument No. RP-2025-296151 in the Official Public Records of Real Property of Harris County, Texas, and that certain Modification, Renewal and Extension Agreement dated effective as of September 30, 2025 and recorded on January 22, 2026, as Instrument No. RP-2026-24438 in the Official Public Records of Real Property of Harris County, Texas, the "Deed of Trust");

WHEREAS, pursuant to that certain Appointment of Substitute Trustee and Request to Act dated September 15, 2026, the Trustee was removed and Justin G. Mapes, David M. Clem, and Kenna S. Lemon of Dallas County, Texas, having an address of c/o Blank Rome LLP, 200 Crescent Court, Suite 1000, Dallas, Dallas County, Texas 75201, and Omar Haq of Harris County, Texas, having an address of c/o Blank Rome LLP, 717 Texas Avenue, Suite 1400, Houston, Texas 77002 (collectively, the "Substitute Trustee") were appointed substitute trustees under the Deed of Trust in the place and stead of the prior trustees;

WHEREAS, the Borrower is in default under the Note, the Deed of Trust, and the Loan Agreement, and such default has not been cured; and

WHEREAS, the Loan has matured, and all amounts due and owing under the Note, the Deed of Trust, and the Loan Agreement remain unpaid by the Borrower.

NOTICE OF FORECLOSURE SALE:

Notice is given that the Property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Non-Judicial Foreclosure Sale and the applicable laws of the State of Texas.

1. **Property to be Sold.** The property to be sold is described as that leasehold estate covering certain real property commonly known as 4650 Westway Park Boulevard, Houston, Harris County, Texas, as more particularly described on Exhibit A attached to the Deed of Trust (the "Premises"), and created by that certain Ground Lease more particularly described on Exhibit A-1 attached to the Deed of Trust.

2. **Instrument to Be Foreclosed.** The document entitled Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the "Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated: March 30, 2022
Grantors: 4650 Westway Park Boulevard Real Estate LLC, a Texas limited liability company, and 4650 Westway Park Boulevard Leasing LLC, a Texas limited liability company
Beneficiary: Woodforest National Bank
Trustee: John Ross (the original trustee)
Recorded: under Instrument No. RP-2022-171181 in the Official Public Records of Harris County, Texas

As modified by:

Appointment of Substitute Trustee recorded on May 23, 2025, as Instrument No. RP-2025-197161 in the Official Public Records of Real Property of Harris County, Texas

Modification, Renewal and Extension Agreement dated effective as of March 30, 2025 and recorded on July 29, 2025, as Instrument No. RP-2025-296151 in the Official Public Records of Real Property of Harris County, Texas

Modification, Renewal and Extension Agreement dated effective as of September 30, 2025 and recorded on January 22, 2026, as Instrument No. RP-2026-24438 in the Official Public Records of Real Property of Harris County, Texas

3. **Name and Address of Substitute Trustee.** Pursuant to that certain Appointment of Substitute Trustee and Request to Act dated September 15, 2026, the Trustee was removed and Justin G. Mapes, David M. Clem, and Kenna S. Lemon of Dallas County, Texas, having an address of c/o Blank Rome LLP, 200 Crescent Court, Suite 1000, Dallas, Dallas County, Texas 75201, and Omar Haq of Harris County, Texas, having an address of c/o Blank Rome LLP, 717 Texas Avenue, Suite 1400, Houston, Texas 77002 (collectively, the "Substitute Trustee") were appointed as substitute trustees under the Deed of Trust in the place and stead of the prior trustees.

4. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, November 3, 2026

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: At the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045, or as designated by the County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

The Substitute Trustee may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

5. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary

thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. Cash must be delivered to Substitute Trustee within a reasonable time after the conclusion of the bidding process (but in no event later than 3:45 p.m. local time on the date of sale).

The 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 sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. 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, the 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 the Substitute Trustee.

6. **Type of Sale.** The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

7. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "**Obligations**") including but not limited to (1) a Promissory Note in the original principal amount of \$19,500,000.00 executed by 4650 Westway Park Boulevard Real Estate LLC, a Texas limited company, and 4650 Westway Park Boulevard Leasing LLC, a Texas limited liability company, and payable to the order of Woodforest National Bank (the "**Note**"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Borrowers to Woodforest National Bank, the current owner and holder of the Obligations and the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Woodforest National Bank, to David M. Clem, Blank Rome LLP, 200 Crescent Court, Suite 1000, Dallas, Texas 75201.

8. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested JUSTIN G. MAPES, DAVID M. CLEM, KENNA S. LEMON, or OMAR HAQ, to act as Substitute Trustee, to conduct this sale, each being authorized and appointed to act independently and severally of the other, under and by

virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

9. **Additional Provisions.** The Deed of Trust encumbers both real and personal property, including all machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), furniture, software used in or to operate any of the foregoing, and other property of every kind and nature whatsoever owned by the Borrowers, or in which the Borrowers has or shall have an interest, now or hereafter located upon the Premises and the improvements thereon, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Premises and the improvements thereon, and all building equipment, materials and supplies of any nature whatsoever owned by Borrowers, or in which the Borrowers have or shall have an interest, now or hereafter located upon the Premises and improvements thereon, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Premises and improvements thereon (collectively, the "Personal Property"), as described in the Deed of Trust.

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

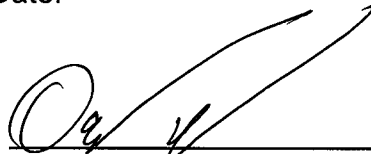
If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been released or 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 by Beneficiary from the security interest of the Deed of Trust. Prospective bidders are urged to examine the applicable property records to determine the nature and extent of such matters, if any.

[SIGNATURE PAGE FOLLOWS]

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2026-7722
FILED 10/13/2026 3:28:45 PM

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be effective as of the Effective Date.

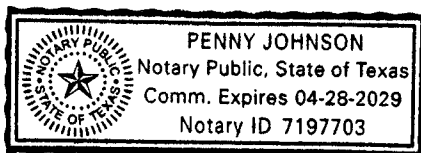
By: 

[] Justin G. Mapes
[] David M. Clem
[] Kenna S. Lemon
BLANK ROME LLP
200 Crescent Court, Suite 1000
Dallas, Texas 75201
(972) 850-1450 Main
(972) 850-1485 D. Clem Direct

[X] Omar Haq
BLANK ROME LLP
717 Texas Ave., Suite 1400
Houston, Texas 77002
(713) 228-6601 Main

STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on October 13, 2026, by Omar Haq, as substitute trustee, in the capacity herein stated.




Notary Public in and for the State of Texas
Printed Name: Penny Johnson

My Commission Expires: April 28, 2029

EXHIBIT A**Legal Description****TRACT I- Fee Simple:**

A METES AND BOUNDS description of a 12.8113 acre tract of land situated in the W.C.R.R. Co. Survey, Section 9, Abstract No. 917, Harris County, Texas, being a portion of a called 0.8113 acre tract conveyed to Intellicenter Houston Investments, LLP, a Delaware limited liability partnership by Special Warranty Deed with Vendors Lien dated September 27, 2006, recorded under Film Code No. 2006078092 of the Harris County Official Public Records of Real Property, a 12.00 acre tract conveyed to Intellicenter Houston Investments, LLP, a Delaware limited liability partnership by Special Warranty Deed with Vendors Lien dated November 30, 2005 recorded under Film Code No. Y930159 of the Harris County Official Public Records of Real Property, a portion of the remainder of Westway Park Sec. 1, Unrestricted Reserve A recorded under Film Code No. 537297 of the Harris County Map Records, and all of Westway Park Sec. 2 Unrestricted Reserve "A" Partial Replat No. 1 as recorded under Film Code No. 551147 of the Harris County Map Records; said 12.8113 acres being more particularly described as follows with all bearings being based on a call of North 01°57'46" West, along the Easterly right-of-way of Westway Park Boulevard (called 100 feet wide) as recorded under Film Code No. 409080 of the Harris County Map Records;

BEGINNING at a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the southwest corner of Westway Park Sec. 6 Unrestricted Reserve "A" as recorded under Film Code No. 498074 of the Harris County Map Records, being in the easterly right-of-way of said Westway Park Boulevard and being the northwest corner of the herein described tract;

THENCE, North 89°18'21" East, 48.54 feet, along the south line of said Westway Park Sec. 6 to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") beginning a curve to the left;

THENCE, in a northeast direction, along the arc of said curve to the left, having a radius of 4840.00 feet, a central angle of 03°03'32", an arc length of 258.39 and a chord bearing North 86°24'41" East, 258.36 feet to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the southeast corner of said Westway Park Sec. 6 and the southwest corner of lot 16 of Westbranch Sec. 1 as recorded under Volume 263, Page 88 of the Harris County Map Records, beginning a compound curve to the left;

THENCE, in a northeast direction, along the arc of said curve to the left having a radius of 4840.00 feet, a central angle of 00°42'42", an arc length of 60.12 feet and a chord bearing North 84°37'21" East, 60.12 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") marking the northeast corner of said Westway Park Sec. 2, Unrestricted Reserve "A" being the northeast corner of the herein described tract;

THENCE, South 02°00'49" East, along the east line of said Westway Park Sec. 2, Unrestricted Reserve "A" passing a found 5/8-inch iron rod at a distance of 193.67 feet, for the southeast corner of said Westway Park Sec. 2, Unrestricted Reserve "A" and continuing for a total distance of 590.58 feet to a point;

THENCE, South 19°37'56" West, passing a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at a distance of 102.21 feet for the northwest corner of a called 13.97 acre tract conveyed to Broadstone Westway Park, L.P. by Warranty Deed recorded under Clerk's File No. X004304 of the Harris County Official Public Records of Real Property and continuing for a total distance of 397.69 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 02°03'07" East, 164.54 feet, continuing along the westerly line of said 13.97 acre tract, to a 3/4-inch iron rod set (with cap stamped "Cotton Surveying") marking the southeast corner of the said 12.00 acre tract and the northeast corner of the 0.8113 acre tract;

THENCE, South 02°03'00" East, 169.25 feet along the west line of said 13.97 acre tract, to a 5/8-inch iron rod (with cap stamped "Cotton Surveying") found, being the northeast corner of a called 3.06 acre tract recorded under Clerk's File Nos. S962139 and X280883 of the Harris County Official Public Records of Real Property being the southeast corner of the herein described tract;

THENCE, South 87°17'30" West, 208.97 feet along the north line of said 3.06 acre tract to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") for the northwest corner of said 3.06 acre tract, from which a found 5/8-inch iron rod (with cap stamped "Cotton Surveying") bears South 01°57'26" East, 136.69 feet being the northeast corner of a called 1.73 acre tract conveyed to the Fussell Group, Inc., by Special warranty Deed recorded under Clerk's File No. X280880 of the Harris County Official Public Records of Real Property;

THENCE, North 01°57'26" West, 169.25 feet, to a found 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 87°17'30" West, 290.10 feet along the south line of said 12.00 acre tract to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") set in the east right-of-way of said Westway Park Boulevard;

THENCE, North 01°57'46" West, 170.98 feet along the east right-of-way of said Westway Park Boulevard to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") beginning a curve to the right;

THENCE, in a northeast direction, along the arc of said curve to the right, having a radius of 700.00 feet, a central angle of 32° 25' 10", an arc length of 396.08 feet and a chord bearing North 14°14'49" East, 390.82 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 30°27'24" East, 105.06 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") beginning a curve to the left;

THENCE, in a northeast direction, along the arc of said curve to the left, having a radius of 750.00 feet, a central angle of 38°53'25", an arc length of 509.07 feet and a chord bearing North 11°00'41" East, 499.36 feet to the PLACE OF BEGINNING, CONTAINING 12.8113 acres of land, more or less, in Harris County, Texas as shown on drawing 1128 in the office of Cotton Surveying Company in The Woodlands, Texas.

TRACT II- Easement Estate:

EASEMENT ESTATE created by that certain Storm Water Detention Easement Agreement, by and between Westway Park, Ltd., a Texas limited partnership, First Crossing, Ltd., a Texas limited partnership, Wolff Family Foundation, a Texas not-for profit foundation, and David S. Wolff Companies, a Texas corporation, collectively as Grantor, and Intellicenter Houston Investments LLP, a Texas limited liability partnership, as Grantee, dated November 29, 2005, filed for record on November 30, 2005, under County Clerk's File No. Y930160 of the Official Public Records of Real Property of Harris County, Texas and being more particularly described as:

A METES AND BOUNDS description of a 5.75 acre tract of land situated in the W.C.R.R. Co. Survey, Section 9, Block 1, Abstract No. 917, Harris County, Texas, being a portion of Westway Park Sec. 2, Restricted Reserve "C" as recorded under Film Code No. 409080 of the Harris County Map Records and a portion of Westway Park Sec. 1, Unrestricted Reserve "A" as recorded under Film Code No. 537297 of the Harris County Map Records, said 5.75 acre tract being more particularly described as follows, with all bearing being based on a call of North 01°57'46" West, along the easterly right-of-way of Westway Park Boulevard (called 100 feet wide) as recorded under Clerk's File No. 409080 of the Harris County Map Records;

BEGINNING at a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") in a southerly line of Westbranch Sec. 1 as recorded under Volume 263, Page 88 of the Harris County Map Records marking the northeast corner of Westway Park Sec. 2, Unrestricted Reserve "A", Partial Replat No. 1 as recorded under Film Code Number 551147 of the Harris County Map Records and the northwest corner of the herein described tract, from which a 5/8-inch iron rod found (with cap stamped "Cotton Surveying") bears a chord bearing South 84°37'21" West, 60.12 feet;

THENCE, in an easterly direction, along the arc of a curve to the left, having a radius of 4840.00 feet, a central angle of 04°13'04", an arc length of 356.30 feet and a chord bearing North 82°09'28" East, 356.22 feet to a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") marking the northwest corner of Lot 9, Block 8, of said Westbranch Sec. 1;

THENCE, South 02° 03' 24" East, passing a found 1/4-inch iron rod at 438.09 feet, 0.42 right, passing a found 1/2-inch iron rod at 567.37 feet, 0.22 right, and passing a 5/8-inch iron rod (with cap stamped "Cotton Surveying") at 826.88 feet, continuing for a total distance of 721.76 feet to a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") in a north line of a called 13.97 acre tract conveyed to Broadstone Westway Park, L.P., by Warranty Deed recorded under Clerk's File No. X004304 of the Harris County Official Public Records of Real Property and marking the southeast corner of the herein described tract;

THENCE, South 87°59'11" West, 392.66 feet along the north line of said 13.97 acre tract to a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") marking the southwest corner of the herein described tract;

THENCE, North 19°37'56" East, 102.21 feet to a point;

THENCE, North 02°00'49" West, 590.58 feet to the POINT OF BEGINNING, CONTAINING 5.75 acres of land in Harris County, Texas as shown on drawing no. 1128 in the office of Cotton Surveying, The Woodlands, Texas.

EXHIBIT A-1

Ground Lease

That certain Ground Lease of the Land, dated as of March 30, 2022, between MILTON 4650 WESTWAY PARK BOULEVARD LLC, a Texas limited liability company, as ground lessor, and 4650 WESTWAY PARK BOULEVARD REAL ESTATE LLC, a Texas limited liability company, and 4650 WESTWAY PARK BOULEVARD LEASING LLC, a Texas limited liability company, collectively as ground lessee.