



NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on March 07, 2022, CitiDevelopment Group LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$3,850,000.00, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded under Clerk's File No. 2202910 in the Real Property Records of Waller County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Being a tract of land containing 1.3730 acres (59,812 square feet), situated in the G.A. Dennett Survey, Abstract 124, Waller County, Texas, being out of a called 15.09 acre tract as recorded in Volume 110, Page 387 of the Deed Records of Waller County, Texas, being out of Lot B of the Subdivision of the Menke Estate, according to the map or plat thereof recorded in Volume 79, Page 162, of the Deed Records of Waller County, Texas and part of a tract of land conveyed unto Ida V. Wright, Marshall V. Brown, Jr., George E. Brown and Doris E. Jackson by deed recorded in Volume 927, Page 352 of the Deed Records of Waller County, Texas, subject tract described in Volume 184, Page 471 of the Deed Records of Waller County, Texas. Said 1.3 730-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "SURVEY 1" at the intersection of the south right-of-way line of U.S. 290 (variable in width) and the west right-of-way line of F.M. 1098 (a.k.a. University Drive) (variable in width) for the northeast corner of the said tract herein described;

THENCE South 08deg37'23" West, along the west right-of-way line of said F.M. 1098, a distance of 103.84 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southeast corner of the said tract herein described;

THENCE North 85deg39'51" West, a distance of 568.67 feet to a found 5/8-inch iron rod for the southwest corner of the said tract herein described;

THENCE North 00deg51'10" East, a distance of 104.43 feet to a found TX DOT Disc in the south right-of way line of said U.S. 290 for the northwest corner of the said tract herein described;

THENCE South 85deg35'49" East, along the south right-of-way line of the said U.S. 290, a distance of 582.77 feet to the POINT OF BEGINNING and containing 1.13730 acres (59,812 square feet), more or less, commonly known as 421 University Drive, Prairie View, Texas 77445; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Pete Florez, Florence Rosas, Debby Jurasek, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and


WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, August 05, 2025**, being the first Tuesday of such month, at the county courthouse of Waller County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Waller County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 1:00 p.m., or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, August 05, 2025.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of July 15, 2025.



Signature

Pete Florez, Substitute Trustee
Printed Name

Matter No. 2060

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED AND RECORDED

Instrument Number: 25-064

Filing and Recording Date: 07/15/2025 11:04:44 AM Pages: 3 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: