

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note:

The following promissory note:

Date: February 23, 2022
Lender: First Financial Bank
Borrower: SolarisFS Group LLC
Original Principal Amount: \$688,000.00

Deed of Trust:

Date: February 23, 2022
Grantor(s): SolarisFS Group LLC
Trustee: Marcus Channing Morris
Recorded in: Clerk's File, Instrument No. 20220301000336840, Official
Records of Collin County, Texas

Property:

The property described in Exhibit A attached hereto and made a part hereof (the "Property"); together with all rights, easements, and all improvements, structures, fixtures and replacements being a part of said Property and subject to the Deed of Trust.

The Property is commonly known as 7709 San Jacinto Pl. Ste. 206, Plano, Texas 75024-3370.

Present Owner of Note and Beneficiary under Deed of Trust:

First Financial Bank

2025 SEP -9 PM 12:38

FILED

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS

Information regarding the public sale to be held:

Substitute
Trustees:

Joseph D. Austin
Kelly Hart & Hallman, LLP
201 Main Street, Suite 2500
Fort Worth, Texas 76012
Email: Joseph.Austin@KellyHart.com
Telephone: 817-878-3521

Alan L. Castetter
U.S. Legal

Appointed by written instrument dated July 9, 2025, executed by First Financial Bank, and recorded (or to be recorded) in the Official Records of Collin County, Texas.

Date of
Sale:

October 7, 2025, being the first Tuesday in said month.

Time of
Sale:

The earliest time at which the sale will occur is 11:00 a.m., Collin County, Texas, local time, but in no event later than 3 hours thereafter.

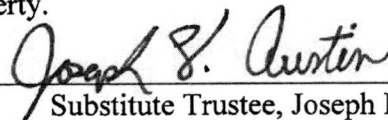
Place of
Sale:

In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted in such County).

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, First Financial Bank appointed the Substitute Trustees and has requested the Substitute Trustees to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, one of the Substitute Trustees identified above will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas. The purchase price is due and payable without delay.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither the Substitute Trustee nor First Financial Bank, makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Substitute Trustee, Joseph D. Austin

EXHIBIT A

Being Suite 206, Building 3, of White Rock Creek Professional Condominiums, a Condominium regime in the City of Plano, Collin County, Texas, as amended by Tenth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on October 31, 2014, and recorded under Clerk's file Number 20141031001189800; according to the Declaration filed for record on April 8, 2009, and recorded under Clerk's File No. 20090408000407650, Real Property Records, Collin County, Texas, together with an undivided percentage interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration, as amended by First Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on March 12, 2010, and recorded under Clerk's File No. 20100312000238350; as further amended by Second Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on June 14, 2010, and recorded under Clerk's File No. 20100614000598380; as further amended by Corrected Second Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on June 24, 2010, and recorded under Clerk's File No. 20100624000642840; as further amended by Revised Corrected Second Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on June 28, 2010, and recorded under clerk's File No. 20100628000656830; as further amended by Third Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on July 22, 2010, and recorded under Clerk's File No. 20100722000754600; as amended by Fourth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on October 19, 2010, and recorded under Clerk's File Number 20101019001131050; and amended by Fifth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on October 14, 2011, and recorded under Clerk's File No. 20111014001099870 all in the Real Property Records, Collin County, Texas. Corrected Fifth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on January 17, 2012, and recorded under Clerk's File No. 20120117000052860, Deed Records, Dallas County, Texas. as amended by Sixth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on July 26, 2012, and recorded under Clerk's File Number 20120726000806850; as amended by Seventh Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on September 10, 2012, and recorded under Clerk's File Number 20120910001129240; as amended by Eighth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on December 7, 2012, and recorded under Clerk's File Number 20121207001560320; as amended by Ninth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on May 30, 2014, and recorded under Clerk's File Number 20140530000538360, Real Property Records, Collin County, Texas; as amended by Tenth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on October 31, 2014, and recorded under Clerk's file Number 20141031001189800; as amended by Eleventh Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on December 17, 2014, and recorded under Clerk's file Number 20141217001369830; as amended by Twelfth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on March 6, 2015, and recorded under Clerk's file Number 20150306000245190; as amended by Thirteenth Amendment to Condominium Declaration for White Rock Creek Professional Condominiums, filed for record on November 10, 2015, and recorded under Clerk's file Number 20151110001417300, Real Property Records, Collin County, Texas.