

FILED

NOTICE OF SALE

2025 DEC 12 AM 1:27

STATE OF TEXAS

COUNTY OF DALLAS

§ KNOW ALL MEN BY THESE PRESENTS:
§ JOHN F. WARREN
§ DALLAS COUNTY
BY DEPUTY

WHEREAS, 1925 BELT LINE ROAD HOLDING LLC and 1925 BELT LINE ROAD LLC, (jointly the "Mortgagor") executed and delivered to F-T Service Corp., Trustee for THE ED RACHAL FOUNDATION, a certain Deed of Trust, Security Agreement & Financial Statement dated July 25, 2022, which instrument is recorded at Instrument No. 202200204545, of the Official Records of Dallas County, Texas, covering the hereinafter described property; and

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, Security Agreement & Financial Statement, and The Ed Rachal Foundation, the present Beneficiary, has instructed the undersigned Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust, Security Agreement & Financial Statement and the law, and after giving such other notices as required by law, the undersigned Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust, Security Agreement & Financial Statement the hereinafter described property at the place in Dallas County, Texas, designated by the Commissioner's Court of such County where sales are to take place, on the 6th day of January, 2026, to-wit:

- (a) The land and easements located in Dallas County, Texas more particularly described as follows:

See EXHIBIT "A" hereto attached.

- (b) All buildings, structures and other improvements now or hereafter situated on said land and easement.
- (c) All of the Mortgagor's right, title and interest in and to the rights and appurtenances in any way belonging or appurtenant to said land and easement including, without limitation: (i) strips and gores, if any, adjacent or contiguous to the land; (ii) any land lying in or under the bed of any street, alley, road, creek or stream running through, abutting or adjacent to the land; (iii) any riparian or water rights appurtenant to the land relating to surface or subsurface waters; and (iv) easements, rights of ingress and egress and reversionary interests benefitting or serving the land.
- (d) All fixtures, equipment, systems, including lighting, ventilating, incinerating, water heating, air conditioning, heating, plumbing, refrigerating and air cooling systems, machinery, furniture, furnishings, appliances, and building materials, owned by the

Mortgagor and now attached to, affixed to, located on or situated within, or severed from the said land and easement estates or the improvements thereon, and all replacements thereof, substitutions therefor, additions thereto, and proceeds and products thereof, including without limitation, all rights, titles and interests of the Mortgagor now owned or hereafter acquired in and to any of such personal property that may be subject to any title retention or security agreement superior in lien or security interest to the lien or security interest of the Deed of Trust.

- (e) All permits, licenses, franchises, certificates, certificates of occupancy, development rights, commitments, connections and other rights and privileges obtained in connection with the said land and easement or the improvements thereon, including without limitation those for utilities (fresh, waste and storm water, drainage and detention, gas, electric, cable, fiber optic, telephone, water wells and septic systems).
- (f) Contracts and Rights. All rights, but not liability for any breach by the Mortgagor, under all agreements, contracts and commitments, insurance policies, architectural, engineering, construction, management, leasing, service, utility, and other contracts, including any property maintenance or management agreement and any post-closing rights under the contract or contracts pursuant to which the Mortgagor acquired the said land and easement and general intangibles (including but not limited to goodwill, trademarks, trade names and symbols) related to the said land and easements. Estates, the improvements or the fixtures thereon, or to the design, construction, use or operation thereof.
- (g) All deposits (including the Mortgagor's rights in tenant's security deposits and deposits with respect to utility services to the land and easement or improvements), money, accounts, instruments, documents, notes and chattel paper arising from or by virtue of any transactions related to the sale of the land and easement estates improvements or fixtures thereon, together with any and all tax and/or insurance escrow accounts and/or reserve accounts required under the provisions of any of the loan documents executed in connection with the Deed of Trust, Security Agreement & Financing Statement.

The earliest time at which the sale will occur will be 10:00 o'clock a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held at the place designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust, Security Agreement & Financial Statement to the extent such are still in force and effect.

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.

EXECUTED this 3rd day of December, 2025.

F-T SERVICE CORP.

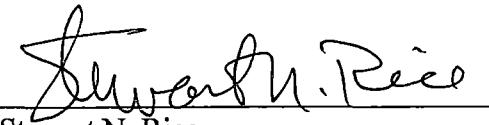
Trustee

555 N. Carancahua, Suite 1510

Corpus Christi, Texas 78401

Phone: (361) 888-9201

By:



Stewart N. Rice

President

EXHIBIT "A"

TRACT 1 (Fee Simple):

Being a part of Lot 1, of DALLAS COUNTY STATE BANK ADDITION, an Addition to the City of Carrollton, Dallas County, Texas, according to the Plat thereof recorded in Volume 71187, Page 2169 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete for corner in the curving west right-of-way line of Milam Way, a 60 foot right-of-way, at the northeast corner of said Lot 1 and at the southeast corner of Lot 3, Block L, of METRO ADDITION, an Addition to the City of Carrollton, Dallas County, Texas, according to the Plat thereof recorded in Volume 87087, Page 5983 of the Map Records of Dallas County, Texas;

THENCE in a southwesterly direction along a curve to the right having a central angle of 29 deg. 13 min. 56 sec., a radius of 220.00 feet, a tangent of 57.37 feet, along said right-of-way line, an arc distance of 112.24 feet to a 1/2" iron rod found for corner;

THENCE S. 36 deg. 56 min. 10 sec. W. along said right-of-way line, a distance of 76.49 feet to an "X" found chiseled in concrete for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 37 deg. 00 min. 00 sec., a radius of 280.00 feet, a tangent of 93.69 feet, a chord of S. 18 deg. 26 min. 10 sec. W., 177.69 feet, along said right-of-way line, an arc distance of 180.82 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 03 min. 50 sec. E. along said right-of-way line, a distance of 14.00 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 56 min. 10 sec. W. a distance of 28.28 feet to a 1/2" iron rod found for corner in the north right-of-way line of E. Beltline Road, a 100 foot right-of-way;

THENCE S. 89 deg. 56 min. 10 sec. W. along said right-of-way line, a distance of 209.42 feet to a 1/2" iron rod found for corner in the west line of said Dallas County State Bank Addition;

THENCE N. 00 deg. 03 min. 50 sec. W. along the west boundary line of said Addition, a distance of 366.26 feet to an "X" found chiseled in concrete for corner at the northwest corner of said Addition;

THENCE N. 89 deg. 56 min. 10 sec. E. along the north boundary line of said Addition, a distance of 374.11 feet to the POINT OF BEGINNING and containing 104,918 square feet or 2.41 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 2 (Easement):

Being a part of Block L, of METRO ADDITION, an Addition to the City of Carrollton, Dallas County, Texas, according to the Plat thereof recorded in Volume 68172, Page 2398, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Josey Lane, a 100 foot right-of-way, said point being SOUTH, a distance of 170.00 feet from the intersection of the east right-of-way line of Josey Lane with the south right-of-way line of Walnut Plaza, a 60 foot right-of-way;

THENCE N. 89 deg. 56 min. 10 sec. E. a distance of 250.00 feet to a 1/2" iron rod found for corner;

THENCE SOUTH a distance of 400.00 feet to a point for corner in parking lot;

THENCE S. 89 deg. 56 min. 10 sec. W. a distance of 250.91 feet to a 1/2" iron rod found for corner in the curving east right-of-way line of Josey Lane;

THENCE in a northeasterly direction along a curve to the left having a central angle of 01 deg. 39 min. 51 sec., a radius of 2010.58 feet, a tangent of 29.20 feet, a chord of N. 00.deg.53 min. 44 sec. E., 58.40 feet, along said right-of-way line, an arc distance of 58.40 feet to a point for corner;

THENCE NORTH along said right-of-way line, a distance of 341.61 feet to the POINT OF BEGINNING and containing 100,018 square feet or 2.30 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 3 (Easement):

Being Lots 1, 2 and 3, Block L of a replat of 9.270 acre portion of Block L, Metro Addition, an Addition to the City of Carrollton, Dallas County, Texas, according to the Plat thereof recorded in Volume 87087, Page 5983 of the Map Records of Dallas County, Texas.