

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. Tex. Prop. Code § 51.002(i)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF HOWARD §

Date: April 8, 2026

Borrower: AZ Wealth Big Spring, LLC, a Texas limited liability company

Borrower's Address: 14747 N. Northsight Blvd
 #111-472
 Scottsdale, Arizona 85260

Holder: Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et seq. and duly organized and existing under the laws of the United States,

Holder's Address: Granite Park VII
 5600 Granite Parkway
 Plano, Texas 75204

Mortgage Servicer: ORIX REAL ESTATE CAPITAL, LLC, d.b.a. Lument (successor by merger to Hunt Mortgage Capital, LLC, a Delaware limited liability company),

Mortgage Servicer's Address: c/o Hunt Real Estate Capital, LLC
 11501 Outlook Street, Suite 300
 Overland Park, Kansas 66221
 Email: Document_Control@huntservicing.com

Substitute Trustees: Jay L. Krystinik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan Ross, Ben Breckler, Tristan Sierra, Haley Bray, and Emily Chang, each of them acting alone

POSTED at 1:14 P M O'clock 4-13-2026
JURY PADRON, County Clerk, Howard County, Texas
By Veronica Shroyer Deputy

Substitute Trustees`
Address:

c/o Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201
(469) 680-4200

Deed of Trust:

Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing

Date:

as of November 2, 2018

Grantor:

AZ Wealth Big Spring LLC, a Texas limited liability company

Lender:

Hunt Mortgage Capital, LLC, a Delaware limited liability company

Trustee:

Michael B. Allen, Esq

Secures:

The loan in the original principal amount of \$2,760,000.00 evidenced by that certain Promissory Note, dated November 2, 2018, executed by Grantor and made payable to the order of Lender (as amended, restated, supplemented, or otherwise modified from time to time, the "Note"), which is currently held by Holder

Recording:

Recorded November 5, 2018, in the Real Property Records of Howard County, Texas (the "Records"), as Instrument Number 2018-00013151, as assigned to Holder pursuant to that certain Assignment of Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated effective as of November 2, 2018, recorded November 5, 2018, in the Records, as Document Number 2018-00013152

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this instrument, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale: Tuesday, May 5, 2026

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

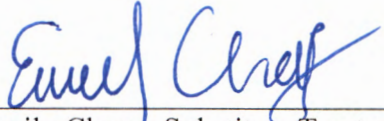
Place of Sale: The sale will take place at the base of the courthouse steps on the west side of Howard County Courthouse located at 300 Main Street, Big Spring, Texas; or, if the preceding area is no longer at the designated areas, at the area most recently designated by the County Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

Substitute Trustees have been appointed, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the April 9, 2026.



Emily Chang, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 9th day of April 2026, by Emily Chang, as Substitute Trustee.

[SEAL] 

My Commission Expires:
May 23, 2028


Notary Public, State of Texas
Gabriel Saenz
Printed Name of Notary

After recording return to:

Emily Chang
Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201

EXHIBIT A

DESCRIPTION OF THE LAND

TRACT 1:

Being an area of 3.58 acres of land out of and part of Lots 3 through 14, Block 1, Coronado Hills, an addition to the City of Big Spring, Howard County, Texas, as per plat of record in Slide 31B, Plat Records of Howard County, Texas and said 3.58 acre tract also being that same called 3.58 acre tract described and recorded in Volume 1129, Page 633, Official Public Records of Howard County, Texas and said 3.58 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap set for the Southwest corner of this tract, said Lot 3 and Southeast corner of certain Lot 2 of said Block 1 and said beginning corner also being in the North line of a 40' Drainage Easement;

THENCE with the West line of this tract, said Lot 3 and East line of said Lot 2, N. 14°22'00" W. 258.65 feet to a point for corner, N 21°27'00" E. 0.32 feet to a brass TxDot monument found for the Northwest corner of this tract in the Southerly right-of-way line of F.M. Highway 700 (Marcy Drive);

THENCE with the North line of this tract, across said Lots 3 through 14, and the Southerly line of said F.M. Highway 700 (Marcy Drive), N. 75°17'21" E. 181.49 feet to a brass TxDot right-of-way marker found for an angle corner, N 75°38'00" E, 418.33 feet to a 1/2" iron rod with cap found for the Northeast corner of this tract in the East line of said Lot 14;

THENCE with the East line of this tract and said Lot 14, S. 14°22'00" E. at 107.64 feet pass the Northeast line of a 40' Drainage Easement, at 174.70 feet pass the Southwest line of said 40' Drainage Easement, in all a total distance of 260.00 feet to a 1/2" iron rod with cap set for the Southeast corner of this tract and said Lot 14 and being in the North line of a 40' Drainage Easement;

THENCE with the South line of this tract, said Lots 14 through 3, and the North line of said 40' Drainage Easement, S. 75°38'00" W. 600.00 feet to the place of beginning and containing an area of 3.58 acres of land.

TRACT 2:

Being an area of 1.526 acres of land out of and part of the West part of Lot 1, Block 12, Coronado Hills Addition, Third Filing, an Addition to the City of Big Spring, Howard County, Texas as per plat of record in Slide 32A, Plat Records of Howard County, Texas and said 1.526 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap found for the Northwest corner of this tract and said Lot 1 and being the intersection of the East line of a 20' Alley and the South line of a 40' Drainage Easement;

THENCE with the North line of this tract and said Lot 1 and the South line of said 40' Drainage Easement, N. 75°31'54" E. 187.87 feet (Called N. 75°38' E. 188.02 feet) to a 5/8" iron rod found for the Northeast corner of this tract;

THENCE with the East line of this tract and across said Lot 1, S. 15°10'04" E. 290.61 feet (Called S 15°09' E. 290.5 feet) to an "x" chiseled in concrete for the East Southeast corner of this tract in the Northerly line of Crestline Road;

THENCE with the Southeasterly line of this tract and said Lot 1 and the Northerly and Northwesterly line of said Crestline Road with a curve to the left, having a radius of 50.00 feet, central angle of 168°04'32" (Called 170°), arc length of 146.67 feet (Called 148.36 feet) and whose long chord bears S 20°02'19" W. 99.46 feet (Called S. 19°51'17" W. 99.62 feet) to a 5/8" iron rod found for the end of this curve and the beginning of a non-tangent curve to the right;

THENCE with said curve to the right, having a radius of 20.00 feet, central angle of 50°49'39" (Called 50°), arc length of 17.74 feet (Called 17.45 feet), and whose long chord bears S. 40°45'26" E. 17.17 feet (Called S. 40°09' E. 16.9 feet) to a 1/2" iron pipe found for the South Southeast corner of this tract and corner of said Lot 1 and also being the Northeast corner of a certain Lot 6, Block 2, Coronado Hills Addition Sixth Filing, as per plat of record in Slide 135A, Plat Records of said Howard County, Texas;

THENCE with the South line of this tract, said Lot 1 and the North line of said Lot 6, S. 74°48'56" W. 137.98 feet (Called S. 74°51' W. 138.0 feet) to a 3/4" iron pipe found for the Southwest corner of this tract, said Lot 1, Northwest corner of said Lot 6 and being in the East line of said 20' Alley;

THENCE with the West line of this tract and said Lot 1 and the East line of said 20' Alley, N. 15°09'34" W. 389.69 feet (Called N. 15°09' W. 390.0 feet) to the place of beginning and containing an area of 1.526 acres of land.