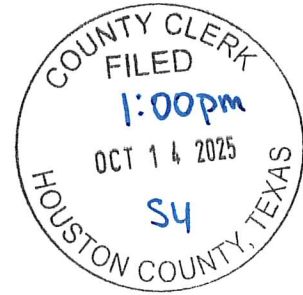


NOTICE OF FORECLOSURE SALE

October 10, 2025

Deed of Trust ("Deed of Trust"):

Dated: December 04, 2023
Grantor: HICKORY CREEK INVESTMENTS, LLC
Trustee: Sowell, Alvares & Walls, PLLC
Lender: QUICK LENDING, LLC



Property: 1.00 acre out of and a part of the JACOB PRUITT SURVEY, A-807, in Houston County, Texas, and being the same 1.00 acre tract, deeded to Hickory Creek Investments, LLC recorded in Doc. No. 1405779, of the Official Records of Houston County, Texas, which 1.00 acre more particularly described by metes and bounds as follows: BEGINNING on a point for the North corner of this 1 acre tract, and the North corner of the original 1.00 acre tract, and being a West corner of a called 58.89 acres tract deeded to John and Betty Langford recorded in Doc. No. 0200854 of the Official Records of Houston County and also being in the South East ROW of State Hwy. 21 East, a 1/2 inch iron rod found for reference corner S 26 deg. 15 min. 03 sec. E, 3.84 feet;
THENCE S 44 deg. 39 min. 37 sec. E, 208.80 feet to a 1/2 inch iron rod found for corner, being the East corner of this 1.00 acre tract; THENCE S 44 deg. 56 min. 48 sec. W, 208.56 feet to a 1/2 inch iron rod found for corner, being the South corner of this tract;
THENCE N 44 deg. 43 min. 39 sec. W, 208.99 feet to a 1/2 inch iron rod found for corner, being the West corner of this 1.00 acre tract, and being in the South East ROW of State Hwy. 21 E; THENCE N 45 deg. 00 min. 00 sec. E, 208.80 feet to the place of beginning and containing 1.00 acre of land more or less.

Address: 15972 State Hwy 21 E, Grapeland , Texas, 75844

Recorded: December 05, 2023, file number 20234041 in the Official Public Records of Houston County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of ONE HUNDRED ONE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (US \$101,750.00), executed by HICKORY CREEK INVESTMENTS, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated December 04, 2023 and executed by Larry Beard.

Substitute Trustee: Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099



4855530

Foreclosure Sale:

Date: Tuesday, November 04, 2025

Time: The sale of the Property will be held between the hours of
1pm-4pm. local time

Place: At the eastside of the Houston County Courthouse, unless inclement weather,
then the 1st floor lobby of the Houston County Courthouse, or if the preceding area is no longer the
designated area, at the area most recently designated by the County Commissioner's Court

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the
Property will be sold to the highest bidder for cash, except that TEXAS
REAL ESTATE FUND I, LP's bid may be by credit against the
indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of
the Deed of Trust. Because of that default, TEXAS REAL ESTATE FUND I, LP, the owner and
holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby
given of TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real
property and any personal property described in the Deed of Trust in accordance with TEXAS
REAL ESTATE FUND I, LP's rights and remedies under the Deed of Trust and section 9.604(a) of
the Texas Business and Commerce Code.

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

If TEXAS REAL ESTATE FUND I, LP 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
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. For the
avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been
released of public record from the lien and/or security interest of the Deed of Trust by TEXAS
REAL ESTATE FUND I, LP. 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, 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 Substitute
Trustee.

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.

THIS INSTRUMENT NOTES THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III

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Houston, TX 77079

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Attorney for TEXAS REAL ESTATE FUND I, LP

Posted by: *Sharon St. Pierre*

10/14/2025 Sharon St. Pierre
Substitute Trustee