

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.

FILED FOR RECORD
IN MY OFFICE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AT 12:08 O'CLOCK P M

THE STATE OF TEXAS

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NOV 13 2023

COUNTY OF PANOLA

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY *[Signature]* DEPUTY

Date: November 10, 2023

Borrower: WINKLER AID PROPCO LLC, a Delaware limited liability company

Borrower's Address: c/o AID Holdings, LLC.
330 N. Wabash, Suite 3700
Chicago, IL 60611

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 75024

Mortgage Servicer: KEYBANK NATIONAL ASSOCIATION, a national banking association

Mortgage Servicer's Address: c/o KeyBank Real Estate Capital - Servicing Dept.
11501 Outlook Street, Suite #300
Overland Park, Kansas 66211
Mailcode: KS-01-11-0501

Attention: Servicing Manager
Gina_Sullivan@keybank.com

Substitute Trustees: Keith M. Aurzada, Michael P. Cooley, Brian C. Mitchell, Jay L. Krystinik, Clark A. Donat, Bradley J. Purcell, Lindsey L. Robin, Clifford M. Dunman, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Terri Worley, Rachael C. Seidl, Daniela Mondragón, and each of them acting alone



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ServiceLink

Substitute Trustees'

Address:

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

Deed of Trust:

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

Date:

as of June 28, 2017

Grantor:

WINKLER AID PROPCO LLC, a Delaware limited liability company

Lender:

KEYBANK NATIONAL ASSOCIATION, a national banking association

Trustee:

Peter S. Graf, esquire

Secures:

The loan in the original principal amount of \$84,570,000 evidenced by that certain Multifamily Note dated as of June 28, 2017, executed by Grantor and others and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "Note"), which is currently held by Holder

Recording:

Recorded July 5, 2017, in the Real Property Records of Panola County, Texas (the "Records"), as Document Number 202779, 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 as of June 28, 2017, recorded July 5, 2017, in the Records, as Document Number 202780

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 Notice of Substitute Trustee's Sale, 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, December 5, 2023

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 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 on the steps of the Panola County Courthouse found on the East side of the Panola County Courthouse, which is located at 110 S. Sycamore St., Carthage, Texas 75633, or, if the preceding areas are no longer 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.

Holder has appointed Keith M. Aurzada, Michael P. Cooley, Brian C. Mitchell, Jay L. Krystinik, Clark A. Donat, Bradley J. Purcell, Lindsey L. Robin, Clifford M. Dunman, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Terri Worley, Rachael C. Seidl, Daniela Mondragón, 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.

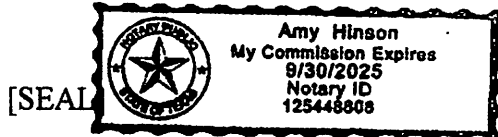
Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject 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 1:00 P.M. local time.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 10th day of November 2023.

Jay L. Krystinik
Jay L. Krystinik, Substitute Trustee

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on this 10th day of November 2023, by Jay L. Krystinik, as Substitute Trustee.



My Commission Expires:
9/30/2025

Amy Hinson
Notary Public, State of Texas
Amy Hinson
Printed Name of Notary

After filing return to:

Jay L. Krystinik
Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201

Sheryl LaMont
Posted by Sheryl LaMont, November 13, 2023.

EXHIBIT A

All that certain 7.030 acre tract of land, a part of the Adolphus Moorman Survey, Abstract No. 427, Panola County, Texas, being Lot Nos. 1, 2, 3, and 4 of Block No. 266 of the City of Carthage, Texas, per City Plat recorded in Vol. 3, Page 396 of the Plat Records of Panola County, Texas, and being those same three Parcels of land called an aggregate of 7.3 acres designated as "First Tract," "Second Tract" and "Third Tract" in a deed from Ted Garrett, Ed Sizemore, John Turner and Jack Wiens to Lewis H. Pool and Philip R. Pool, dated December 17, 1980, recorded in Vol. 688, Page 784 of the Deed Records of Panola County, Texas, and the said 7.030 acre subject tract is more particularly described as follows;

Beginning at a 1-inch iron strap found for a corner and Point of Beginning at the Northwest corner of the said 7.3 acre tract, same being the Northwest corner of a called 4.297 acre tract described as "First Tract" in the aforementioned deed;

Thence North 80° 51' 15" East with an old fence along the North boundary line of the said called 4.297 acre tract a distance of 582.85 feet to a 1-inch iron strap found for a corner in the West Right-of-way line of North Adams Street;

Thence South 10° 33' 00" East with the West Right-of-way line of North Adams Street a distance of 541.74 feet to a 1/2-inch iron rod found for a corner;

Thence South 84° 37' 59" West with the South boundary lines of the "Third Tract" and "Second Tract" Mentioned in the foregoing deed for a distance of 592.36 feet to a 1/2-inch iron rod set for a corner at a fence corner, same being the Southwest corner of the said "Second Tract" called 2 acres;

Thence North 9° 43' 19" West with a fence along the West boundary line of the subject tract a distance of 502.56 feet to the Point of Beginning, containing a total area of 7.030 acres, or 306,246 square feet, more or less.