



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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

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COUNTY OF LUBBOCK

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Date: November 8, 2023

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

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

Attention: General Counsel

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

Attn: Servicing Manager
Gina_Sullivan@keybank.com

<u>Substitute Trustees:</u>	Keith M. Aurzada, Michael C. Cooley, Brian C. Mitchell, Jay L. Krystinik, Clark A. Donat, Bradley J. Purcell, Lindsey L. Robin, Clifford M. Dunman, Terry Browder, Laura Browder, Jamie Osborne, Daniela Mondragon, Rachael C. Seidl, and each of them acting alone
<u>Substitute Trustees' Address:</u>	<p>c/o Reed Smith LLP 2850 N. Harwood Street, Suite 1500 Dallas, Texas 75201 (469) 680-4200</p> <p>c/o Agency Sales and Posting, LLC 3220 El Camino Real 2nd Floor Irvine, CA 92602 (714) 730-8365</p>
<u>Deed of Trust:</u>	Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing
Date:	as of December 19, 2014
Grantor:	MACKENZIE AID PROPCO LLC, a Delaware limited liability company
Lender:	KEYBANK NATIONAL ASSOCIATION, a National Banking Association
Trustee:	Peter Graf, Esquire
Secures:	(1) The loan in the original principal amount of \$334,394,000 evidenced by that certain Multifamily Note dated as of December 19, 2014, 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; and (2) the loan in the original principal amount of \$80,236,000 evidenced by that certain Multifamily Note dated as of October 31, 2016, 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 "Second Note") which is currently held by Holder (the Note and Second Note are referred to collectively as the "Notes")

Recording: Recorded January 7, 2015, in the Real Property Records of Lubbock County, Texas (the "Records"), as Document Number 2015000515, 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 December 19, 2014, recorded January 7, 2015, in the Records, as Document Number 2015000516

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 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 gazebo located on the front lawn of the County Courthouse, with the first alternate location being the second floor auditorium at 916 Main and the second alternate location being the Commissioners' Court located on the fifth floor of the Courthouse, or as otherwise designated by the Lubbock County Commissioners Court as the area where foreclosure sales are to take place

Holder has appointed Keith M. Aurzada, Michael C. Cooley, Brian C. Mitchell, Jay L. Krystinik, Clark A. Donat, Bradley J. Purcell, Lindsey L. Robin, Clifford M. Dunman, Terry Browder, Laura Browder, Jamie Osborne, Daniela Mondragon, and Rachael C. Seidl, 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 Notes is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Notes.

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.

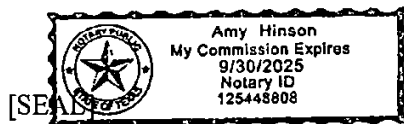
Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases 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 8th day of November 2023.


Jay L. Krystinik, Substitute Trustee

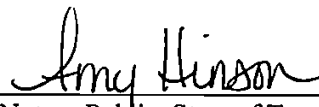
STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on this 8th day of November 2023, by Jay L. Krystinik, as Substitute Trustee.



My Commission Expires:

9/30/2025


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

EXHIBIT A

Legal Description of the Land

Tract C, Summerfield Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof, recorded in Volume 5027, Page 212, Official Real Property Records of Lubbock County, Texas, being further described as follows:

Beginning at a 1/2" rod found with cap which bears S. 00°01'50" E., 1370.00 feet and S. 89°58'10" W., 460 feet from the Northeast corner of Section 13, Block E-2, Lubbock County, Texas;

Thence S. 00°01'50" E., a distance of 458.59 feet to a 1/2" rod found with cap;

Thence S. 89°58'10" W., a distance of 341.34 feet to a 1/2" rod found with cap for a point of intersection in the East right-of-way line of Boston Avenue;

Thence Northeasterly, along said east right-of-way line around a curve to the left, said curve having a radius of 71.00 feet, a central angle of 32°50'14" tangent lengths of 20.92 feet on a chord distance of 40.14 feet to a 1/2" rod found with cap for a point of tangency;

Thence N. 00°01'50" W., along said East right-of-way line, a distance of 420.09 feet to a 1/2" rod found with cap;

Thence N. 89°58'10" E., a distance of 330.00 feet to the Point of Beginning.

For Informational purposes only:

Together with improvements thereon known locally as 8609 Boston Avenue, Lubbock, TX

Being the same land shown on that certain plat of survey entitled ALTA/ACSM Land Title Survey by Bock & Clark's National Surveyors Network dated November 9, 2014 and last revised December __, 2014 Project No. 201403003-0018

Being assessed as Parcel R138981

Being the same real estate conveyed to MacKenzie Aid Propco LLC, a Delaware limited liability company

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
11/13/2023 04:11 PM
FEE: \$3.00
2023043595