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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF LUBBOCK

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Date: December 16, 2024

Borrower: College Pointe LLC

Borrower's Address: Trolley Square, Suite 20 C
Wilmington, DE 19806

Holder: Saluda Grade Alternative Title Trust 2023-BC3

Holder's Address: 1019 39th Ave SE, STE 220
Puyallup, WA 98374

Substitute Trustee: James L. Hollerbach, Terry Browder, Laura Browder or Jamie Osborne, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

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

Date: February 25, 2022

Grantor: College Pointe LLC

Original Lender: Construction Loan Services II, LLC

Trustee: Trustee Services, Inc.

Secures: Promissory Note, dated as of February 25, 2022 (the "Note"), executed by Grantor, payable to Lender, in the original stated principal amount of Four Million Five Hundred Twenty-Seven Thousand Four Hundred Eighty-Eight and 37/100 Dollars (\$4,527,488.37), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Lubbock County, Texas (the "Records") as Document Number 2022009828.

Assignment to Builders Capital Securitization 1, LLC: Evidenced by that certain Assignment of Deed of Trusts, dated October 21, 2024, and recorded in the Records as Document Number 2024047640.

Assignment to Holder: Evidenced by that certain Assignment of, Deed of Trust, dated November 4, 2024, and recorded in the Records as Document Number 2024047641.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the 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, January 7, 2025

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 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 COMMISSIONER'S COURT LOCATED ON THE FIFTH FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed James L. Hollerbach, Terry Browder, Laura Browder or Jamie Osborne, 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 and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers 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.

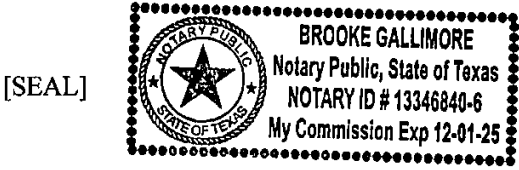
Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall 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 evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his 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.

[signature on following page]

[Signature]
Tera Browder, Substitute Trustee

STATE OF TEXAS §
COUNTY OF Taylor §
LUBBOCK §

Subscribed and sworn to before me on this 11th day of December, 2024.



Brooke Gallimore
Notary Public, State of Texas

My Commission expires:
12/1/2025

After recording return to:
Adam Rayford
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A

All of the Replat of Block Three (3), WESTHAVEN ADDITION to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 1294, Page 638, Deed Records, Lubbock County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
12/17/2024 11:20 AM
FEE: \$2.00
2024048898