

Anh Nguyen
512.236.9905
nguyen@slollp.com

August 10, 2020

NOTICE REGARDING SUBSTITUTE TRUSTEE'S SALE

WC Custer Creek Center Property, LLC *Via Certified Mail No. 7019228000053520086*
c/o World Class *Return Receipt Requested and Regular U.S. Mail*
814 Lavaca St.
Austin, Texas 78701
Attention: Natin Paul

WC Custer Creek Center Property, LLC *Via E-mail: belliott@world-class.com*
c/o World Class
Brian Elliott, Corporate Counsel
814 Lavaca Street
Austin, Texas 78701

RE: Real Estate Lien Note dated April 26, 2017, executed by WC Custer Creek Center Property, LLC ("Borrower") in the original principal amount of \$6,540,000.00 payable to Amplify Credit Union ("Lender") (the "Note") pursuant to that certain Loan Agreement dated April 26, 2017 (the "Loan Agreement"); secured by that certain Deed of Trust (with Security Agreement) executed by Borrower in favor of Lender, and recorded in the Official Public Records of Collin County, Texas Doc. No. 20170426000532600 (the "Deed of Trust") and related UCC-1 Filing; and the Guaranties of Natin Paul, World Class Holdings, LLC, and WC Custer Creek Center Mezz, LLC (the "Guaranties") (the Note, Loan Agreement, Deed of Trust, UCC-1, and Guaranties, collectively the "Loan Documents").

To Whom it May Concern:

Amplify Credit Union ("Lender") is the owner and holder of the above-referenced Note and Deed of Trust. The Note is secured by the above-described Deed of Trust encumbering the improvements, real property, and personal property (collectively, the "Property") owned by Borrower more particularly described as follows:

Tract 1

Lot 1R, Block A, Stone Beeson Addition No. 1, an addition to the City of Plano, Collin County, Texas, according to the map thereof recorded in 2014-91, Map Records, Collin County, Texas.

Tract 2: (EASEMENT)

Those appurtenant easements created in deed from S-B No.1, Joint Venture to Charles P. Richardson, Trustee, dated April 9, 1984, filed April 19, 1984, recorded in Volume 1874, Page 122, Deed Records, Collin County, Texas

Spyglass Point | 1801 South MoPac Expressway, Suite 320 | Austin, Texas 78746

August 10, 2020

Page 2

Tract 3: (EASEMENT)

Those appurtenant easements created and defined in Declaration and Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by Plano Spring Creek Partners, L.P. and WC Custer Creek Center, L.P. dated May 20, 2013, filed June 3, 2013, recorded in Document Number 20130603000754910 of the Official Public Records of Collin County, Texas; being located on portions of the following tracts:

Being a 0.986 acre tract out of Lot 1 R, Block A, Stone Beeson Addition No.1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof as recorded in Volume 2012, Page 414 of the Map Records of Collin County, Texas, being more particularly described in Exhibit "A" to said Declaration, and Being a 1.378 acres tract out of Lot 1 R, Block A, Spring Creek Plaza an addition to the City of Plano, Collin County, Texas, according to the plat thereof as recorded in Cabinet J, Page 751 of the Map Records of Collin County, Texas, being more particularly described in Exhibit "B" to said Declaration.

By prior correspondence, you were notified that the Note was in default and that Lender had accelerated and declared the entire unpaid balance of the Note, and all other sums payable under the Note and the Deed of Trust, immediately due and payable by Borrower and Guarantors, jointly and severally. Furthermore, as of June 29, 2020, interest began accruing at the default rate of 18%. **We hereby formally notify you that because of the default under the Note and the Deed of Trust, Lender has elected to sell the Property in accordance with Lender's rights and remedies under the Deed of Trust.**

Enclosed with this letter is a copy of the Notice of Substitute Trustee's Sale (the "Notice"). Please refer to the enclosed Notice for information concerning the time, place, and terms of the Substitute Trustee's Sale. Payment of the amount due under the Note and all other indebtedness secured by the Deed of Trusts (the "Indebtedness") prior to the noticed Substitute Trustee's Sale will avert the sale of the Property. **You may contact Anh Nguyen, counsel for Amplify Credit Union, at (512) 236-9905 to obtain the amounts due under the Note.**

In the event the Property is not sold at foreclosure for an amount sufficient to satisfy the entire unpaid balance of the principal and accrued interest, trustee's fees, attorney's fees, and expenses incurred in connection therewith, you will be liable, jointly and severally, for the deficiency. Please be further advised that you are obligated to pay any and all expenses incurred or expended by Lender in attempting to collect the Indebtedness, including, but not limited to, all expenses incurred in connection with Lender's exercise of its rights under the Deed of Trust and reasonable attorneys' fees.

Nothing herein shall be deemed a waiver of any defaults, whether matured or unmatured, and whether enumerated above or not, existing or arising under the Note, Deed of Trust, Guarantees, or any other documents consisting of, related to, and arising from the Note and Deed of Trust, or a waiver or abandonment of any rights or remedies available to Lender (whether against your or any other person, or the Property or any other property), each of which rights and remedies is hereby specifically reserved (including, without limitation, the right to seek judgment and/or to proceed against any person or entity, or the Property or any other property.)

August 10, 2020
Page 3

The address for the sender of this notice is: STREUSAND, LANDON, OZBURN, & LEMMON, LLP, Attn: Anh Nguyen, 1801 S. MoPac Expressway, Suite 320, Austin, Texas 78746.

This is an attempt to collect a debt, and any information will be used for that purpose. If you have any questions or wish to discuss any other aspect of this matter, please feel free to contact the undersigned at (512) 236-9905, or Sabrina Streusand at (512) 236-9901.

Sincerely,



Anh Nguyen

Enclosures

CC:

Natin Paul
c/o World Class
814 Lavaca St.
Austin, Texas 78701
Attention: Natin Paul
Guarantor

*Via Certified Mail No. 7019228000053520093
Return Receipt Requested and Regular U.S. Mail*

World Class Holdings, LLC
c/o World Class
814 Lavaca St.
Austin, Texas 78701
Attention: Natin Paul
Guarantor

*Via Certified Mail No. 7019228000053520109
Return Receipt Requested and Regular U.S. Mail*

WC Custer Creek Center Mezz, LLC
c/o World Class
814 Lavaca St.
Austin, Texas 78701
Attention: Natin Paul
Guarantor

*Via Certified Mail No. 7019228000053520116
Return Receipt Requested and Regular U.S. Mail*

Party (Unknown) To Be Copied
244 Fifth Avenue, Suite 2200
New York, NY 10001

*Via Certified Mail No. 7019228000053520123
Return Receipt Requested and Regular U.S. Mail*

August 10, 2020

Page 4

Collin County Tax Assessor Collector
P.O. Box 8006
McKinney, TX 75070

*Via Certified Mail No. 70192280000053520130
Return Receipt Requested and Regular U.S. Mail*

Collin County Tax Assessor Collector
Plano Office
900 East Park Blvd., Suite 100
Plano, TX 75074

*Via Certified Mail No. 70192280000053520147
Return Receipt Requested and Regular U.S. Mail*

Collin County Administration Building
McKinney Office
2300 Bloomdale Rd., Suite 2324
McKinney, TX 75071

*Via Certified Mail No. 70192280000053520154
Return Receipt Requested and Regular U.S. Mail*

Collin County Tax Assessor Collector
Frisco Office
6101 Frisco Square Blvd., Suite 2000
Frisco, TX 75034

*Via Certified Mail No. 70192280000053520161
Return Receipt Requested and Regular U.S. Mail*

PROPERTY DESCRIPTION

Tract 1

Lot 1R, Block A, Stone Beeson Addition No. 1, an addition to the City of Plano, Collin County, Texas, according to the map thereof recorded in 2014-91, Map Records, Collin County, Texas.

Tract 2: (EASEMENT)

Those appurtenant easements created in deed from S-B No.1, Joint Venture to Charles P. Richardson, Trustee, dated April 9, 1984, filed April 19, 1984, recorded in Volume 1874, Page 122, Deed Records, Collin County, Texas

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Being a 0.986 acre tract out of Lot 1 R, Block A, Stone Beeson Addition No.1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof as recorded in Volume 2012, Page 414 of the Map Records of Collin County, Texas, being more particularly described in Exhibit "A" to said Declaration, and Being a 1.378 acres tract out of Lot 1 R, Block A, Spring Creek Plaza an addition to the City of Plano, Collin County, Texas, according to the plat thereof as recorded in Cabinet J, Page 751 of the Map Records of Collin County, Texas, being more particularly described in Exhibit "B" to said Declaration.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 10, 2020

Deed of Trust (with Security Agreement)

Dated: April 26, 2017

Grantor: WC Custer Creek Center Property, LLC

Beneficiary: Amplify Credit Union

File No: File No. 20170426000532600, filed and recorded on April 26, 2017, in the Official Public Records of Real Property of Collin County, Texas.

Secures: Promissory Note in the original principal amount of \$6,540,000.00, dated April 26, 2017, executed by WC Custer Creek Center Property, LLC and payable to Beneficiary.

Property:

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Property in the public sale includes, but not limited to, all equipment, inventory, fixtures, chattel paper, documents, instruments, accounts, contract rights, consumer goods, farm products, money, as well as all general intangibles, goods and any and all other personal property secured by the security agreement included in the Deed of Trust.

Trustee: Scott Humphreys
Amplify Credit Union
3600 W. Parmer Lane
Austin, TX 78727

Substitute Trustee: Dan Morenoff
THE MORENOFF FIRM, PLLC
P.O. Box 12347
Dallas, Texas 75225

Foreclosure Sale:

County: Collin

Date of Sale: Tuesday, September 1, 2020

Time of Sale: The earliest time at which the sale of the Property ("Foreclosure Sale") will begin is 10:00 a.m. and the sale shall begin no later than three (3) hours after that time. The Foreclosure Sale shall be completed by no later than 4:00 p.m. that same day.

Place of Sale: The Southwest Entrance of the Jack Hatchell Collin County Administration Building located at 2300 Bloomdale Road, McKinney, TX 75071, or as designated by the County Commissioners.

Terms 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 the Beneficiary may bid credit up to the amount of the unpaid indebtedness secured by the lien of the Deed of Trust. Persons desiring to bid on the Property should be prepared to demonstrate to the Trustee conducting the sale their ability to pay cash on the day of the sale of the Property.

****The health and safety of all attendees is a priority for Amplify Credit Union. Amplify Credit Union encourages all attendees at the Foreclosure Sale to follow and abide by all COVID-19 safety measures and requirements implemented by the state, local, and federal authorities including, but not limited to, Executive Order GA-29 and Executive Order GA-26.**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES 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 BENEFICIARY.

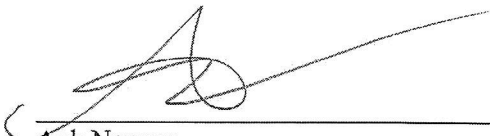
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Notes, has requested that the Substitute Trustee sell the Property.

Notice is given that on the Date of Sale, pursuant to Texas Property Code § 51.009, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS, WHERE IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. Prospective bidders are advised to conduct an independent investigation of the nature and status of the title and physical condition of the Property.

Pursuant to Texas Property Code § 51.0075, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale.

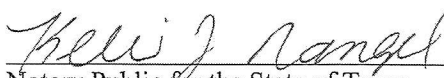
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust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

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.

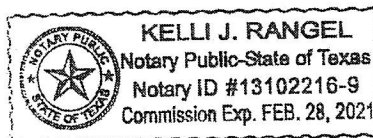


Anh Nguyen

SUBSCRIBED AND SWORN TO before me on this 7th day of August, 2020 to which I place my signature and official seal.



Notary Public for the State of Texas



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