

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(LoanCore 2022-CRE7 / Pool C)

November 13, 2023 (the "**Effective Date**")

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, December 5, 2023 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is 10:00 AM (Harris County, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Harris County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Harris County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.²

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust³

PROPERTY BEING SOLD: The Property⁴, which has a street address of 12700 Stafford Road, Stafford, Texas 77477, in Harris County, Texas.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁵ Noteholder⁶ is the current owner of the Loan Documents.

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note (Pool C), dated February 15, 2022, executed by Borrower, payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$288,550,000.00.

"**Borrower**" means, collectively, 135 Haywood Crossing Dr LLC, a Delaware limited liability company; 1070 W Main Street LLC, a Delaware limited liability company; 625 Vista Ridge Mall Dr LLC, a Delaware limited liability company; 3501 N Jupiter Road LLC, a Delaware limited liability company; and 12700 Stafford Road LLC, a Delaware limited liability company.

"**Original Noteholder**" means LoanCore Capital Credit REIT LLC, a Delaware limited liability company.

³ "**Deed of Trust**" means that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated effective February 15, 2022, executed and delivered by 12700 Stafford Road LLC, as trustee, to Peter S. Graf, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. RP-2022-99635 in the Official Public Records of Harris County, Texas, covering, among other things, the Property.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 12700 Stafford Road, Stafford, Texas 77477, in Harris County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

⁵ "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Loan Agreement (Pool C), dated February 15, 2022, entered into by and between Borrower and Original Noteholder.

⁶ "**Noteholder**" means LoanCore 2022-CRE7 Issuer Ltd., acting by and through the Special Servicer (defined below).

However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Harris County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Ted Bradley with Special Servicer (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through the Special Servicer, and may be contacted at c/o the Special Servicer, 2 Embarcadero Center, 8th Floor, San Francisco, California 94111, Attention: Ted Bradley, (972) 510-4502 (telephone).

ACTIVE MILITARY DUTY NOTICE: To 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,⁷ the Substitute Trustees⁸ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, the maturity date of the Note has been accelerated and, therefore, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

"Special Servicer" means Situs Holdings, LLC, a Delaware limited liability company, not individually but solely in its authorized capacity as special servicer pursuant to that certain Servicing Agreement, dated February 23, 2022.

⁷ **"Appointment"** means that certain Appointment of Substitute Trustees and Request to Act, dated November 8, 2023, recorded as RP-2023-428506 in the Real Property Records in Harris County, Texas.

⁸ **"Substitute Trustees"** means each of the following:

Mark Weibel, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1111 (telephone), mark.weibel@hklaw.com (email).

Manny Gardberg, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street Suite 2500, Houston, Texas 77002, (713) 653-8615 (telephone), manny.gardberg@hklaw.com (email).

Stephen McCallister, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street Suite 2500, Houston, Texas 77002, (713) 244-8192 (telephone), stephen.mccallister@hklaw.com (email).

Aiden Johnsen, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street Suite 2500, Houston, Texas 77002, (713) 217-2896 (telephone), aiden.johnsen@hklaw.com (email).

Chris Hamilton, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1343 (telephone), christopher.hamilton@hklaw.com (email).

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

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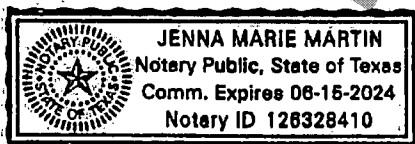
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: *Stephen McCallister*
Name: Stephen McCallister
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on November 13, 2023, by Stephen McCallister, in the capacity herein stated.

[SEAL]



Jenna Marie Martin
Notary Public, State of Texas

Securitization: LoanCore 2022-CRE7
Situs Loan No.: 37396
Borrower: 135 Haywood Crossing Dr LLC, et al.
Property: 12700 Stafford Road, Stafford, Texas 77477 (Pool C)

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EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

TRACT I:

ALL THAT CERTAIN 11.1441 ACRE (485,438 SQUARE FOOT) TRACT OF LAND LOCATED IN THE G. H. BALL SURVEY, ABSTRACT NUMBER 1454, HARRIS COUNTY, TEXAS, BEING ALL OF RESTRICTED RESERVE "B", IN BLOCK 1, OF ALEXAN STAFFORD ROAD, A SUBDIVISION AS SHOWN ON THE PLAT THEREOF RECORDED IN FILM CODE NUMBER 563068 OF THE HARRIS COUNTY MAP RECORDS, ALSO BEING ALL OF A CALLED 11.1441 ACRE TRACT OF LAND AS DESCRIBED IN A CONVEYANCE TO STAFFORD II HOLDINGS LIMITED PARTNERSHIP BY A SPECIAL WARRANTY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER Y482469 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE)

BEGINNING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BENCHMARK ENGR" FOUND IN THE EAST LINE OF THE RESIDUE OF A CALLED 36.59 ACRE TRACT OF LAND (KNOWN AS TRACT NO. ONE) AS DESCRIBED IN A CONVEYANCE TO JOE MULE BY DEEDS RECORDED IN VOLUME 1866, PAGE 490 OF THE HARRIS COUNTY DEED RECORDS AND IN VOLUME 260, PAGE 87 OF THE FORT BEND COUNTY DEED RECORDS AT THE NORTH CORNER OF A RESIDUE OF A CALLED 39.1818 ACRE TRACT OF LAND AS DESCRIBED IN A CONVEYANCE TO STAFFORD ROAD HOLDINGS LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEEDS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER X189633 AND UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2003160005 FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE EAST LINE OF THE RESIDUE OF SAID 36.59 ACRE TRACT AND ALONG THE WEST LINE OF SAID RESTRICTED RESERVE "B", NORTH 02 DEGREES 20 MINUTES 41 SECONDS WEST, A DISTANCE OF 880.98 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BENCHMARK ENGR" FOUND AT THE SOUTHWEST CORNER OF RESTRICTED RESERVE "A", IN BLOCK 1, OF SAID ALEXAN STAFFORD ROAD FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

EXHIBIT "A"

Securitization: LoanCore 2022-CRE7
Situs Loan No.: 37396

Borrower: 135 Haywood Crossing Dr LLC, et al.
Property: 12700 Stafford Road, Stafford, Texas 77477 (Pool C)

FRCL-2023-7295
FILED 11/13/2023 2:52:54 PM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

THENCE, ALONG THE COMMON LINE OF SAID RESTRICTED RESERVES "A" & "B",
THE FOLLOWING THREE (3) COURSES:

1) NORTH 87 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 339.07 FEET
TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 1/2
INCH IRON ROD BEARS SOUTH 31 DEGREES 21 MINUTES 00 SECONDS EAST, TO A
DISTANCE OF 0.44 FEET;

2) NORTH 41 DEGREES 45 MINUTES 49 SECONDS EAST, A DISTANCE OF 368.13 FEET
TO 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BENCHMARK ENGR"
FOUND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

3) SOUTH 48 DEGREES 12 MINUTES 55 SECONDS EAST, A DISTANCE OF 401.52 FEET
TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BENCHMARK ENGR"
FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FAILLA WAY (100-FOOT WIDE
RIGHT-OF-WAY) AS DEDICATED BY SAID PLAT OF ALEXAN STAFFORD ROAD AND
BEING ON THE ARC OF A CURVE TO THE RIGHT FOR THE MOST EASTERLY
CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHWESTERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF
SAID FAILLA WAY A DISTANCE OF 13.57 FEET ALONG THE ARC OF SAID CURVE
TO THE RIGHT HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE
OF 01 DEGREE 43 MINUTES 42 SECONDS AND A CHORD THAT BEARS SOUTH 40
DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 13.57 FEET TO A 5/8-
INCH IRON ROD WITH PLASTIC CAP STAMPED "BENCHMARK ENGR" FOUND AT
THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE
WIDENING OF STAFFORD-BELLAIRE ROAD (CALLED 100-FOOT WIDE RIGHT-OF-
WAY, AT THIS POINT) AS DESCRIBED BY DEEDS RECORDED IN VOLUME 1866,
PAGE 490 OF THE HARRIS COUNTY DEED RECORDS, IN VOLUME 260, PAGE 87 OF
THE FORT BEND COUNTY DEED RECORDS AND BY SAID PLAT OF ALEXAN
STAFFORD ROAD WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID FAILLA
WAY FOR THE POINT OF TANGENCY OF SAID CURVE;

THENCE, WITH THE NORTHWESTERLY RIGHT-OF-WAY OF SAID STAFFORD-
BELLAIRE ROAD, SOUTH 41 DEGREES 45 MINUTES 49 SECONDS WEST, A
DISTANCE OF 1214.11 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED

EXHIBIT "A"

Securitization: LoanCore 2022-CRE7
Situs Loan No.: 37396
Borrower: 135 Haywood Crossing Dr LLC, et al.
Property: 12700 Stafford Road, Stafford, Texas 77477 (Pool C)

FILED 11/13/2023 2:52:54 PM FRCL-2023-7295 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

"BENCHMARK ENGR" FOUND IN THE NORTHEASTERLY LINE OF A RESIDUE OF SAID 39.1818 ACRE TRACT FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STAFFORD-BELLAIRE ROAD, NORTH 63 DEGREES 39 MINUTES 09 SECONDS WEST, A DISTANCE OF 33.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.1441 ACRES (485,438 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2:

TOGETHER WITH ALL EASEMENTS GRANTED PURSUANT TO THAT CERTAIN NON-EXCLUSIVE DRAINAGE AND RECREATIONAL EASEMENT AGREEMENT DATED AS OF SEPTEMBER 1, 2005, BETWEEN STAFFORD ROAD HOLDINGS LIMITED PARTNERSHIP AND STAFFORD II HOLDINGS LIMITED PARTNERSHIP, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER Y742445 AND AMENDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER Y986673.

TRACT 3:

TOGETHER WITH EASEMENTS GRANTED PURSUANT TO THAT CERTAIN NON-EXCLUSIVE WATER LINE EASEMENT DATED EFFECTIVE AS OF AUGUST 1, 2005, BY STAFFORD ROAD HOLDINGS LIMITED PARTNERSHIP TO STAFFORD II HOLDINGS LIMITED PARTNERSHIP, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER Y951251.

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Securitization: LoanCore 2022-CRE7

Situs Loan No.: 37396

Borrower: 135 Haywood Crossing Dr LLC, et al.

Property: 12700 Stafford Road, Stafford, Texas 77477 (Pool C)