

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 GRAY

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Date: November 8, 2023

Borrower: MEREDITH 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

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, Ronnie Heck, Shannon Heck, Gabrielle Carrier, Daniela Mondragon, Rachael C. Seidl, and each of them acting alone

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

c/o Agency Sales and Posting, LLC
3220 El Camino Real 2nd Floor
Irvine, CA 92602
(714) 730-8365

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

Date: as of December 19, 2014

Grantor: MEREDITH 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 December 30, 2014, in the Real Property Records of Gray County, Texas (the "Records"), as Document Number 0204830, 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 December 30, 2014, in the Records, as Document Number 0204831

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: South Entrance to the Courthouse. Fair weather, outside the building-inclement weather, inside the building, or as otherwise designated by the Gray County Commissioners Court as the area where foreclosure sales are to take place

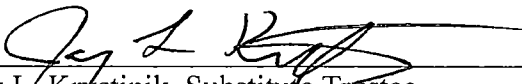
Holder has appointed Keith M. Aurzada, Michael P. Cooley, Brian C. Mitchell, Jay L. Krystinik, Clark A. Donat, Bradley J. Purcell, Lindsey L. Robin, Clifford M. Dunman, Ronnie Heck, Shannon Heck, Gabrielle Carrier, Daniela Mondragon, and Rachael C. Seidl, and each of them acting alone, as Substitute 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.

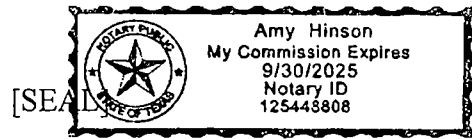
Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases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

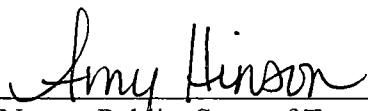

Jay L. Krystinik, Substitute Trustee

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

Meredith Place

A tract or parcel of land being part of that certain tract known as Tract B, as conveyed to Dean I. Dauley and Ainbinder Associates in Volume 402, Page 392, Gray County Deed Records and being out of the West One-Half (W/2) of Section 100, Block 3, I&GN RR Co. Survey, Gray County, Texas, described by metes and bounds as follows:

Beginning at an Iron Rod set for the Northeast Corner of intersection for the East line of Hobart Street, City of Pampa, and the North line of 25th Avenue, City of Pampa, from which the Northwest corner of said Section 100 bears 40.0 feet, S 89°12' W, and 4250 feet, N 00°09' 10" W and the Southwest corner of this Tract B bears 11.50 feet, S 89°12' W, for Southwest corner and point of beginning of this tract herein described;

Thence N 89°12'00" E, 307.18 feet along the North line of said 25th Avenue and the South line of said Tract B to an iron rod found for the Southwest corner of the Pampa Mall Tract as filed for record in Vol. 130, Page 419, Gray County Deed Records, and for the Southeast corner of this tract and said Tract B;

Thence N 00°48'00" W, 340.52 feet along the West line of said Pampa Mall Tract and the East line of said Tract B to an iron pipe found in the South line of a 50 foot wide proposed roadway for the Northeast corner of this tract and for a corner of said Tract B;

Thence S 89°12' 00" W, 303.33 feet along the South line of said Roadway and being parallel with the North line of said 25th Avenue and the South line of said Tract B to an iron rod found in the East line of said Hobart Street for the Northwest corner of this tract;

Thence S 00°09' 10" E, 340.54 feet along said East line of Hobart Street, being parallel with and 40.0 feet East of the West line of said Section 100, to the place of beginning and containing 2.386 acres.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.