

**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**

Doc# 2018870004  
# Pages 11  
01/05/2018 11:08AM  
Official Records of  
NUECES COUNTY  
KARA SANDS  
COUNTY CLERK  
Fees \$8.00

**STATE OF TEXAS** §  
§  
**COUNTY OF NUECES** §

Date: January 4, 2018

Borrower: **CC FROST PROPERTIES, LTD.**, a Texas limited partnership

Borrower's Address: 10850 Wilshire Blvd., Ste. 1050  
Los Angeles, California 90024  
Attn: Kamyar Mateen

Holder: **MSCI 2007-IQ16 NORTH CARANCAHUA STREET, LLC**, a Delaware limited liability company

Holder's Address: c/o LNR Partners, LLC  
1601 Washington Avenue, Suite 700  
Miami Beach, Florida 33139

Special Servicer: LNR Partners, LLC, a Florida limited liability company

Special Servicer's Address: 1601 Washington Avenue, Suite 700  
Miami Beach, Florida 33139

Substitute Trustees: Jeffrey J. Zissa, Mark L. Patterson, R. Terry Miller, Beverly A. Houston, John A. Bain, Ashley Todd, Alex Agahzadeh, Wanda Gage, Stuart Graves, and Keitha Ewing, and each of them acting alone

Substitute Trustees' Address: c/o Akin Gump Strauss Hauer & Feld LLP  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201  
Attention: Jeffrey J. Zissa

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

Date: effective as of July 26, 2007

Grantor: CC Frost Properties, Ltd., a Texas limited partnership

Lender: General Electric Capital Corporation, a Delaware corporation

Trustee: Charles T. Marshall, an individual (who has been replaced)

Secures: Obligations under the Promissory Note (the "**Note**"), dated July 26, 2007, in the original principal amount of \$19,500,000.00, executed by Grantor, payable to the order of Lender and currently held by Holder.

Recording: Recorded July 26, 2007, as Instrument No. 2007038181, in the Official Public Records of Nueces County, Texas (the "**Records**"). The Deed of Trust was: (a) assigned by Original Lender to LaSalle Bank National Association, as Trustee for the holders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-IQ16, pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Assignment of Assignment of Leases and Rents, effective as of November 29, 2007, recorded July 7, 2008, as Instrument No. 2008030588 in the Records; (b) assigned by Bank of America, N.A., a national banking association (successor by merger to LaSalle Bank National Association, a national banking association), as Trustee for the holders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-IQ16, to U.S. Bank National Association, a national banking association organized and existing under the laws of the United States of America, not in its individual capacity but solely in its capacity as Trustee for the holders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-IQ16 ("**U.S. Bank**"), pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Other Loan Documents, effective as of October 31, 2017, recorded November 6, 2017, as Instrument No. 2017046307, in the Records; and (c) assigned by U.S. Bank to Holder pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Other Loan Documents, effective as of November 8, 2017, recorded November 13, 2017, as Instrument No. 2017047318, in the Records.

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust (as amended as hereinafter described); the legal description of the real property is also, for the sake of convenience only, described in Exhibit A, attached hereto and made a part hereof for all purposes; however, but only to the extent in the last clause of this paragraph, the description of 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 Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, February 6, 2018

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 commence within three hours of such time.

Place of Sale:

Nueces County Courthouse, 901 Leopard Street, Corpus Christi, Texas, at the following location: at the covered area at the Lipan Street entrance to the courthouse, or, if the preceding area is no longer the designated area, at the area most recently designated by the Nueces County Commissioner's Court.

Holder has appointed Jeffrey J. Zissa, Mark L. Patterson, R. Terry Miller, Beverly A. Houston, John A. Bain, Ashley Todd, Alex Agahzadeh, Wanda Gage, Stuart Graves, and Keitha Ewing, 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 Note is now wholly due. Holder acting by and through Special Servicer has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both 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, 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

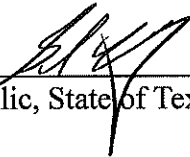
terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure 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.

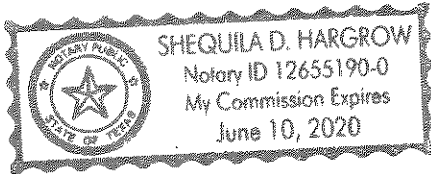
*(signature appears on following page)*

  
\_\_\_\_\_  
**JEFFREY J. ZISSA**  
As Substitute Trustee

**STATE OF TEXAS**       §  
                                  §  
**COUNTY OF DALLAS**   §

Before me, the undersigned authority, on the 4th day of January, 2018, personally appeared **JEFFREY J. ZISSA**, as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same in the capacity therein stated.

  
\_\_\_\_\_  
Notary Public, State of Texas



After recording return to:

Jeffrey J. Zissa, Esq.  
Akin Gump Strauss Hauer & Feld LLP  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201

## EXHIBIT A

### Real Property Legal Description

#### TRACT I - OFFICE BUILDING:

Fieldnotes for a 1.397 acre tract of land consisting at all of LOTS 2 thru 4 and Lots 9 thru 12, BLOCK 5, Bluff Portion, a map of which is recorded in Volume A, Pages 2 and 3, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes; said 1.397 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a drill hole found at the northeast intersection of North Carancahua Street, a 60 foot wide public roadway and Antelope Street, a 60 foot wide public roadway, same being the Southwest corner of said Lot 12 and this tract;

THENCE North  $00^{\circ} 50' 15''$  East, along the east boundary of said North Carancahua Street, a distance of 200.96 feet to a drill hole found for the common west corner of Lots 8 and 9, said Block 5, for the northwest corner of this tract;

THENCE South  $89^{\circ} 38' 30''$  East, along the north boundary of said Lots 9 and 4, a distance of 303.21 feet to a drill hole found on the face of a concrete curb on the west boundary of North Upper Broadway Street, a 60 foot wide public roadway, for the common east corner of Lots 4 and 5, said Block 5, and for the northeast corner of this tract;

Thence South  $01^{\circ} 03' 00''$  West, along the west boundary of said North Upper Broadway Street, a distance of 200.96 feet to a drill hole found on a concrete inlet for the northwest intersection of said North Upper Broadway Street and said Antelope Street, for the southeast corner of said Lot 1 of this tract;

THENCE North  $89^{\circ} 38' 30''$  West, along the north boundary of said Antelope Street, a distance of 302.46 feet to the POINT OF BEGINNING and containing 1.397 acres of land.

#### TRACT II- GARAGE FACILITIES PARCEL:

Field notes for a 1.130 acre tract of land consisting of all of Lots 7 thru 12, Block 10, Bluff Portion, a map of which is recorded in Volume A, Pages 2 and 3, Map Records of Nueces County, Texas and all of Lot 5A, Block 10 Bluff Portion, a replat of which is recorded in Volume 63, Page 171, Map Records of Nueces County, Texas; said 1.130 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a 60d nail found in an expansion joint, at a building corner, at the northwest intersection of North Tanchua Street, a 60 foot wide public roadway and Buffalo Street, a 60 foot wide public roadway, same being the northwest corner of said Lot 7 and this tract;

THENCE South 89°15'30" East, along south boundary of said Buffalo Street, a distance of 150.10 feet to a building corner, for the northwest corner of said Lot 6A, and for the northeast corner of said Lot 7 and for a corner of this tract;

THENCE South 00°52'45" West, along the common boundary of said Lots 7 and 6A, a distance of 72.45 feet to building corner for an interior corner of this tract;

THENCE South 89°15'30" East, a distance of 4.01 feet for a corner of this tract;

THENCE North 00°44'30" East, a distance of 2.97 feet for a corner of this tract;

THENCE South 89°15'30" East, a distance of 13.85 feet for a corner of this tract;

THENCE South 00°44'30" West, a distance of 5.02 feet to a point on the common boundary of said Lots 5A and 6A, for a corner of this tract;

THENCE South 89°15'30" East, a distance of 132.14 feet to a point on the west boundary of North Carancahua Street, a 60 foot wide public roadway, for the common east corner of said Lots 5A and 6A, and for a corner of this tract;

THENCE South 00°48'00" West, a distance of 26.00 feet to a point for a corner of this tract from which a found drill hole bears South 00°48'00" West, a distance of 0.95 feet;

THENCE North 89°15'30" West, a distance of 150.00 feet to a point for the common corner of Lots 4, 5A, 8 and 9, said Block 10 and for a corner of this tract, from which a found drill hole bears South 00°48'00" West, a distance of 0.61 feet and South 89°15'30" East, a distance of 1.06 feet;

THENCE South 00°48'00" West, along the common boundary of Lots 1 thru 4 with Lots 9 thru 12, said Block 10 a distance of 201.00 feet to a drill hole found on the north boundary of Antelope Street, a 60 foot wide public roadway, for the common corner of Lots 1 and 12, said Block 10 and for a corner of this tract;

THENCE North 89°15'30" West, along the north boundary of said Antelope Street, a distance of 150.00 feet to a drill hole found on the east boundary of said North Tancagua Street, for a corner of this tract;

THENCE North 00°48'00" East, along the east boundary of said North Tancagua Street, a distance of 301.50 feet to the POINT OF BEGINNING and containing 1.130 acres of land.

TRACT III (PARCELS A, B, C, D, E & F) -LEASEHOLD ESTATE ONLY:

LEASE AGREEMENT dated May 3, 1982, executed by the City of Corpus Christi, as "lessor", to and with Rust, as "lessee", filed in the Office of the County Clerk of Nueces County under File No. 272738, recorded in Volume 1824, Page 827 of the Deed Records of Nueces County, Texas, as assigned by Rust to the Venture, by that certain Assumption and Assignment of Leases dated June 4, 1982 by Rust to the Venture as Assignee, dated June 4, 1982, recorded under Clerk's File No. 276533, Volume 1828 Page 185, Deed Records, Nueces County, Texas; and as further assigned by Assignment dated December 23, 1997, from Teachers Insurance and Annuity Association of America to Savannah Teachers Properties, Inc., a Delaware Corporation, recorded under Clerk's File No. 1998000165, Official Public Records of Nueces County, Texas. Said Lease affects the Skywalk and Overhang Site; and being further described by metes and bounds as follows, to-wit:

PARCEL "A";

Aerial Leased Premises across North Carancahua Street from Block 5 to Block 10, Bluff Portion of Corpus Christi, Nueces County, Texas, said premises being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East boundary of North Carancahua Street, which boundary is also the West boundary of said Block 5, for the Northeast corner of these premises, from which corner the Northwest corner of said Block 5 bears North 0°50'15" East, 134.57 feet;

THENCE South 00°50'15" West, along the West boundary of said Block 5, 19.76 feet to a point for the Southeast corner of these premises;

THENCE North 44°38'30" West, across North Carancahua Street, 84.30 feet to a point on the West boundary of North Carancahua Street, which boundary is also the East boundary of above mentioned Block 10, for the Southwest corner of these premises;

THENCE North 00°48'00" East, along the East boundary of said Block 10, 19.76 feet to a point for the Northwest corner of these premises, from which corner the Northeast corner of said Block 10, bears North 0°48' East, 75.41 feet;

THENCE South 44°38'30" East, across North Carancahua Street, 84.30 feet to the POINT OF BEGINNING. The bottom of these premises to be a minimum of 15.00 feet above the centerline crown of North Carancahua Street below it.

PARCEL "B";

Overhang leased premises within North Tancahua Street adjacent to Block 10, Bluff Portion of Corpus Christi, Nueces County, Texas, said premises being more particularly described by metes and bounds as follows:



BEGINNING at a point on the East boundary of North Tanchahua Street, which boundary is also the West boundary of said Block 10, for the Southeast corner of these premises, from which corner the Southwest corner of said Block 10 bears South 00°48'00" West, 98.67 feet;

THENCE North 89°12'00" West, 5.75 feet to a point within North Tanchahua Street for the Southwest corner of these premises;

THENCE North 00°48'00" East, parallel to said East boundary of North Tanchahua Street, 116.0 feet to a point for the Northwest corner of these premises;

THENCE South 89°12' East, 6.75 feet to a point on said East boundary of North Tanchahua Street, for the Northeast corner of these premises;

THENCE South 00°48'00" West, along said East boundary of North Tanchahua Street, 116.00 feet to the POINT OF BEGINNING.

PARCEL "C";

Garage foundation easement within Antelope Street, North Tanchahua Street and Buffalo Street adjoining Block 10, Bluff Portion of Corpus Christi, Nueces County, Texas, said easement being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Block 10, for an interior corner of this tract;

THENCE South 00°48'00" West, 301.50 feet to the Southwest corner of said Block 10, for another interior corner of this tract;

THENCE South 89°15'30" East, 150.00 feet to the Southeast corner of Lot 12, said Block 10 for a corner of this tract;

THENCE South 00°48' 00" West, 3.90 feet into Antelope Street for the Southeast corner of this tract;

THENCE North 89°15'30" West parallel to the South boundary of said Block 10, 153.21 feet to a point for the Southwest corner of this tract;

THENCE North 00°48'00" East, parallel to and 3.21 feet Westerly of the East boundary of North Tanchahua Street which boundary is also the West boundary of said Block 10, 307.50 feet to a point for the Northwest corner of this tract;

THENCE South 89°15'30" East, parallel to and 2.25 feet Northerly of the North boundary of said Block 10 which boundary is also the South boundary of Buffalo Street, 155.21 feet to a point for the Northeast corner of this tract;

THENCE South 00°48'00" West, 2.25 feet to the North boundary of Lot 6A, said Block 10 for a corner of this tract;

Exhibit A

THENCE North 89°15'30" West, along the North boundary of said Block 10, at 2.0 feet past the Northwest corner of said Lot 6A, which corner is also the Northeast corner of Lot 7, said Block 10, in all a distance of 152.0 feet to the POINT OF BEGINNING.

PARCEL "D":

Foundation and utility vault leased premises within North Carancahua Street adjacent to Block 5, Bluff Portion of Corpus Christi, Nueces County, Texas, said premises being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East boundary of North Carancahua Street which boundary is also the West boundary of said Block 5, for the Southeast corner of these premises from which corner the Southwest corner of said Block 5 bears South 00°50' 15" West, 68.44 feet;

THENCE North 89°38'30" West 12.28 feet to a point for the Southwest corner of these premises;

THENCE North 00°21'30" East, 101.62 feet to a point for the Northwest corner of these premises;

THENCE North 46°21'30" East, 19.39 feet to a point on the West boundary of said Block 5, for the Northeast corner of these premises, from which corner the Northwest corner of said Block 5 bears North 00°50'15" East 119.60 feet;

THENCE South 00°50'15" West, along the West boundary of said Block 5, 113.40 feet to the POINT OF BEGINNING.

PARCEL "E":

Foundation and air vent leased premises within Antelope Street adjacent to Block 5, Bluff Portion of Corpus Christi, Nueces County, Texas; said premises being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North boundary of Antelope Street which boundary is also the South boundary of said Block 5, for the Northwest corner of these premises from which corner the Southwest corner of said Block 5 bears North 89°38'30" West, 71.93 feet;

THENCE South 89°38'30" East, along the South boundary of said Block 5, 14.08 feet to a point for the Northeast corner of these premises;

THENCE South 00°21'30" West, 9.50 feet to a point for the Southeast corner of these premises;

THENCE North 89°38'30" west, 14.08 feet to a point for the Southwest corner of these premises;

THENCE North 00°21'30" East, 9.50 feet to the POINT OF BEGINNING.

PARCEL "F":

Foundation and air vent leased premises within Antelope Street adjacent to Block 5, Bluff Portion of Corpus Christi, Nueces County, Texas; said premises being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North boundary of Antelope Street which boundary is also the South boundary of said Block 5, for the Northwest corner of these premises from which corner the Southwest corner of said Block 5 bears North 89°38'30" West, 108.04 feet;

THENCE South 89°38'30" East, along the South boundary of said Block 5, 12.75 feet to a point for the Northeast corner of these premises;

THENCE South 00°21'30" West, 9.50 feet to a point for the Southeast corner of these premises;

THENCE North 89°38'30" West, 12.75 feet to a point for the Southwest corner of these premises;

THENCE North 00°21'30" East, 9.50 feet to the POINT OF BEGINNING.