

AUG 08 2024 MG

Nancy E. Ruter
County Clerk, Williamson Co., TXNOTICE OF SUBSTITUTE TRUSTEE'S SALE
(FS Rialto 2022-FL4 Issuer, LLC/ The Hendrix)August 7, 2024 (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, September 3, 2024 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **10:00 AM (Williamson 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 Williamson 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 Williamson County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan².

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 9811 Copper Creek Drive, Austin, Texas 78729, in Williamson County, Texas.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents⁵, Noteholder⁶ is the current owner of the Loan Documents. 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 Williamson County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Noteholder's

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, dated January 13, 2022, executed by Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$103,600,000.00.

"**Borrower**" means Tides on Copper Creek Owner, LLC, a Delaware limited liability company.

"**Original Noteholder**" means FS CREIT Originator, LLC, a Delaware limited liability company.

³ "**Deed of Trust**" means that certain Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement, dated effective January 13, 2022, executed and delivered by Borrower, as grantor, to Gary S. Farmer, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Document No. 2022006468 in the Real Property Records in Williamson 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 9811 Copper Creek Drive, Austin, Texas 78729, in Williamson 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, dated January 13, 2022, entered into by and between Borrower and Original Noteholder.

⁶ "**Noteholder**" means FS Rialto Copper Creek LLC, a Texas limited liability company.

representative Dylan Burstyn at (305) 485-4175 or dylan.burstyn@rialtocapital.com 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.

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 Appointment⁷, 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.

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]

⁷ "**Appointment**" means that certain Appointment of Substitute Trustees and Request to Act, dated May 22, 2024, recorded as Document No. 2024058599 in the Real Property Records in Williamson 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@hkllaw.com (email).

Sam Murphy, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hkllaw.com (email).

Jared Lampson, Esq., Esq. of Travis County, Texas, Holland & Knight LLP, 98 San Jacinto Boulevard Suite 1900 Austin, Texas 78701, (512) 954-6536 (telephone), jared.lampson@hkllaw.com (email).

James Hrissikopoulos, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1190 (telephone), James.Hrissikopoulos@hkllaw.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@hkllaw.com (email).

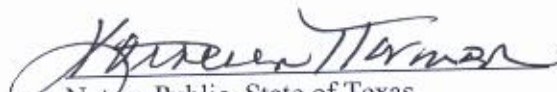
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: 
Name: Jared Lampson, Esq.
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on August 7, 2024, by Jared Lampson, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]


Notary Public, State of Texas



Securitization: RIALTO 2022-FL4
Rialto Loan No.: 300572331
Borrower: Tides on Copper Creek Owner, LLC
Property: 9811 Copper Creek Drive, Austin, Texas 78729 (The Hendrix)

EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

TRACT 1: LOT 1, BLOCK B AND LOTS 1 AND 2, BLOCK C, COPPER CREEK COMMERCIAL SECTION II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET G, SLIDE(S) 229-230 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 2: BEING PART OF THE ELISHA ALLEN LEAGUE SURVEY NO. 2, ABSTRACT NO. 18, WILLIAMSON COUNTY, TEXAS, AND A PORTION OF POND WOODS ROAD LYING BETWEEN LOT 1, BLOCK A AND LOT 1, BLOCK C, COPPER CREEK COMMERCIAL SECTION II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET G, SLIDE(S) 229-230 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING PART OF THE ELISHA ALLEN LEAGUE SURVEY NUMBER 2, ABSTRACT NUMBER 18, IN WILLIAMSON COUNTY, TEXAS, AND A PORTION OF POND WOODS ROAD LYING BETWEEN LOT 1, BLOCK A, AND LOT 1 BLOCK C, COPPER CREEK COMMERCIAL SECTION II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET G, SLIDE 229, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

FIELD NOTE DESCRIPTION OF A .517 ACRE TRACT OR PARCEL OF LAND LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING 1/2 OF THAT PORTION OF POND WOODS ROAD THAT WAS VACATED PER VOLUME 1539, PAGE 801 OF THE WILLIAMSON COUNTY DEED RECORDS, BETWEEN LOT 1, BLOCK A, AND LOT 1, BLOCK C, OF COPPER CREEK COMMERCIAL, SECTION II, A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET F, SLIDES 229 AND 230 OF THE WILLIAMSON COUNTY PLAT RECORDS, SAID .517 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING FOR A REFERENCE AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, COPPER CREEK COMMERCIAL, SECTION II, SAME BEING ON THE NORTH LINE OF VILLAGE OAKS SECTION TWO, A SUBDIVISION RECORDED IN CABINET B, SLIDES 251 AND 252' OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VACATED POND WOODS ROAD AND THE COMMON NORTH LINE OF SAID VILLAGE OAKS, SECTION TWO, NORTH 70 DEGREES 43 MINUTES 00 SECONDS EAST, 41.91 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE CENTER OF SAID VACATED POND WOODS ROAD FOR THE SOUTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF;

THENCE WITH THE CENTERLINE OF SAID VACATED POND WOODS ROAD, THE FOLLOWING THREE COURSES:

EXHIBIT "A"

Securitization: Rialto 2022-FL4

Rialto Loan No.: 300572331

Borrower: Tides on Copper Creek Owner, LLC

Property: 9811 Copper Creek Drive Austin, Texas 78729 (The Hendrix)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

1) NORTH 1 DEGREE 54 MINUTES 10 SECONDS WEST, 372.22 FEET TO A "PK" NAIL SET FOR AT THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 306.30 FEET,

2) NORTH 14 DEGREES 07 MINUTES 23 SECONDS WEST, ALONG THE CHORD FOR A DISTANCE OF 129.67 FEET SUBTENDING AN ARC OF 130.66 FEET TO A "PK" NAIL SET THE P.T. OF SAID CURVE,

3) NORTH 26 DEGREES 20 MINUTES 36 SECONDS WEST, 58.00 FEET TO A "PK" NAIL SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ACROSS 1/2 OF POND WOODS ROAD, NORTH 63 DEGREES 39 MINUTES 24 SECONDS EAST, 40 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF SAID LOT 1, BLOCK C, OF COPPER CREEK COMMERCIAL, FOR THE NORTHEAST CORNER HEREOF:

THENCE WITH THE EAST LINE OF VACATED POND WOODS ROAD THE FOLLOWING 3 COURSES;

1) SOUTH 26 DEGREES 20 MINUTES 36 SECONDS EAST, 58.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 346.30 FEET;

2) SOUTH 14 DEGREES 07 MINUTES 23 SECONDS EAST, 146.66 FEET ALONG THE CHORD, SUBTENDING AN ARC OF 147.72 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE P.T. OF SAID CURVE;

3) SOUTH 01 DEGREE 54 MINUTES 10 SECONDS EAST, 359.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ON THE NORTH LINE OF SAID VILLAGE OAKS, SECTION TWO;

THENCE SOUTH 70 DEGREES 43 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF VILLAGE OAKS AND THE COMMON SOUTH LINE OF THIS TRACT, 41.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.517 ACRE (22,525 SQUARE FEET) IN ALL.

FIELD NOTE DESCRIPTION OF A .513 ACRE TRACT OR PARCEL OF LAND LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING 1/2 OF THAT PORTION OF POND WOODS ROAD THAT WAS VACATED PER VOLUME 1539, PAGE 801 OF THE WILLIAMSON COUNTY DEED RECORDS, BETWEEN LOT 1, BLOCK A, AND LOT 1, BLOCK C, OF COPPER CREEK COMMERCIAL, SECTION II, A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET G, SLIDE 229 AND 230, OF THE WILLIAMSON COUNTY PLAT RECORDS, SAID .513 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHICH IS THE COMMON SOUTHEAST CORNER OF LOT 1, BLOCK A, COPPER CREEK COMMERCIAL, SECTION II AND IS ON THE NORTH LINE OF VILLAGE OAKS, SECTION TWO, A SUBDIVISION OF WILLIAMSON COUNTY AS SHOWN BY MAP RECORDED IN CABINET B, SLIDES 251 AND 252 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

EXHIBIT "A"

Securitization: Rialto 2022-FL4
Rialto Loan No.: 300572331
Borrower: Tides on Copper Creek Owner, LLC
Property: 9811 Copper Creek Drive Austin, Texas 78729 (The Hendrix)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THENCE ALONG THE VACATED WEST RIGHT-OF-WAY LINE OF POND WOODS ROAD AND THE COMMON EAST LINE OF LOT 1, BLOCK- A, THE FOLLOWING 3 COURSES;

1) NORTH 01 DEGREE 54 MINUTES 10 SECONDS WEST, 384.74 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" AT THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 266.30 FEET;

2) NORTH 14 DEGREES 07 MINUTES 23 SECONDS WEST, ALONG THE CHORD FOR A DISTANCE OF 112.74 FEET SUBTENDING AN ARC OF 113.60 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE P.T. OF SAID CURVE;

3) NORTH 26 DEGREES 20 MINUTES 36 SECONDS WEST, 58.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ACROSS 1/2 OF SAID VACATED POND WOODS ROAD NORTH 63 DEGREES 39 MINUTES 24 SECONDS EAST 40 FEET TO A "PK" NAIL IN THE CENTER OF SAID VACATED ROAD;

THENCE WITH THE CENTERLINE OF SAID VACATED POND WOODS ROAD THE FOLLOWING 3 COURSES;

1) SOUTH 26 DEGREES 20 MINUTES 36 SECONDS EAST, 58.00 FEET TO A "PK" NAIL SET FOR THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 306.30 FEET;

2) SOUTH 14 DEGREES 07 MINUTES 23 SECONDS EAST, 129.67 FEET ALONG THE CHORD, SUBTENDING AN ARC OF 130.66 FEET, TO A "PK" NAIL SET FOR THE P.T. OF SAID CURVE;

3) SOUTH 01 DEGREE 54 MINUTES 10 SECONDS EAST, 372.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ON THE NORTH LINE OF SAID VILLAGE OAKS, SECTION TWO;

THENCE SOUTH 70 DEGREES 43 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF VILLAGE OAKS AND THE COMMON SOUTH, LINE OF THIS TRACT, 41.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.513 ACRE (22,340 SQUARE FEET) IN ALL.

TRACT 3: LOT 2, BLOCK B, ANDERSON MILL VILLAGE SOUTH SECTION 2-B, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET M, SLIDE(S) 153-154 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 4: LOT 3, BLOCK B, ANDERSON MILL VILLAGE SOUTH SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET F, SLIDE(S) 270 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

EXHIBIT "A"

Securitization: Rialto 2022-FL4

Rialto Loan No.: 300572331

Borrower: Tides on Copper Creek Owner, LLC

Property: 9811 Copper Creek Drive Austin, Texas 78729 (The Hendrix)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE