

NOTICE OF SUBSTITUTE TRUSTEE'S SALE  
(CSAIL 2018-CX12 / Galveston Hotel Portfolio)

October 13, 2020 (the "**Effective Date**")

Notice is hereby given that a Foreclosure<sup>1</sup> of the Property (defined below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** **Tuesday, November 3, 2020** (the first [1<sup>st</sup>] Tuesday of that month).

**TIME OF SALE:** The earliest time at which the Foreclosure will occur is **1:00 p.m. (Galveston, 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 Galveston 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 Galveston County, Texas are typically conducted.

**INDEBTEDNESS PROMPTING SALE:** The Loan<sup>2</sup>.

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** The Deed of Trust<sup>3</sup>.

**PROPERTY BEING SOLD:** The Property<sup>4</sup>, which has a street address of 9540 and 9550 Seawall Blvd., Galveston, Texas 77554, in Galveston County, Texas.

**ASSIGNMENTS/TRANSFERS; NOTEHOLDER:** Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,<sup>5</sup> Noteholder<sup>6</sup> 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

<sup>1</sup> "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

<sup>2</sup> "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note, dated July 16, 2018, executed by Borrower (defined below), as maker, payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$14,500,000.00.

"**Borrower**" means 9550 Seawall Blvd, LP, a Texas limited partnership.

"**Original Noteholder**" means SSC MBS, LLC, a Georgia limited liability company.

<sup>3</sup> "**Deed of Trust**" means that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated effective July 16, 2018, executed and delivered by Borrower, as grantor, to Stanley E. Keeton, Esq., as trustee, for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 2018042585 in the Real Property Records in Galveston County, Texas, covering, among other things, the Property.

<sup>4</sup> "**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 9540 and 9550 Seawall Blvd., Galveston, Texas 77554, in Galveston County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

<sup>5</sup> "**Loan Documents**" means the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

<sup>6</sup> "**Noteholder**" means Wilmington Trust, National Association, as Trustee, on behalf of the registered Holders of CSAIL 2018-CX12 Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2018-CX12, acting by and through the Special Servicer (defined below).

a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Galveston County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Mr. Brendan J. O'Brien with Noteholder (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,<sup>7</sup> and may be contacted at c/o the Special Servicer, 500 North Central Expressway, Suite 261, Plano, Texas 75074, Attention: Mr. Brendan J. O'Brien, (469) 609-2019 (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<sup>8</sup>, the Substitute Trustees<sup>9</sup> 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

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<sup>7</sup> **"Special Servicer"** means Argentic Services Company LP (successor to LNR Partners, LLC), not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated August 1, 2018.

<sup>8</sup> **"Appointment"** means that certain Appointment of Substitute Trustees and Request to Act, dated October 13, 2020, recorded as Instrument No. 2020065282 in the Real Property Records in Galveston County, Texas.

<sup>9</sup> **"Substitute Trustees"** means each of the following:

Mark Weibel, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1111 (telephone), (214) 969-9221 (telecopy), Mark.Weibel@tklaw.com (email).

Manny Gardberg, Esq., of Harris County, Texas, Thompson & Knight LLP, 811 Main Street, Suite 2500, Houston Texas 77002, (713) 653-8615 (telephone), (832) 397-8095 (telecopy), manny.gardberg@tklaw.com (email).

Chris Hamilton, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500 Dallas, Texas 75201, (214) 969-1343 (telephone), (214) 880-3148 (telecopy), chris.hamilton@tklaw.com (email).

David Rusk, Esq., of Harris County, Texas, Thompson & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002, (713) 217-2891 (telephone), (832) 397-8131 (telecopy), David.Rusk@tklaw.com (email).

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]*

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

By:   
Name: Manny Gardberg, Esq.  
Title: Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on October 13, 2020, by Manny Gardberg, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]



  
Notary Public, State of Texas

**EXHIBIT "A"**

to  
Notice of Substitute Trustee's Sale

Real Property

Lot 1R, 9550 Seawall-Holiday Inn Express-Replat, a Subdivision in the City and County of Galveston, according to the map or plat thereof recorded in plat recorded 201 1A, Map Number 18, Map and/or Plat Records, Galveston County, Texas.

EXHIBIT "A"

Securitization: CSAIL 2018-CX12

Argentic Loan No.: 320321114

Borrower: 9550 Seawall Blvd, LP

Property: 9540 and 9550 Seawall Blvd., Galveston, Texas 77554 (Galveston Hotel Portfolio)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**FILED**

Instrument Number: *FILED2020001658*

Filing Fee: 23.00

Number Of Pages:6

Filing Date: 10/13/2020 4:26PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*