

ADDRESS OF TRUSTEE:
Dykema Gossett PLLC
1717 Main Street, Suite 4200
Dallas, Texas 75201
Attn: Nathan Jin

FILED FOR RECORD
at 3:54 o'clock P.M.

OCT 14 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinson*

NOTICE OF SALE BY TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF HUNT §

RECITALS:

1. On or about October 13, 2025, **ENERFORE DIGITAL HOLDINGS, LLC**, a Texas limited liability company ("**Grantor**") executed and delivered to Nathan Jin, Esq. an individual, as Trustee, that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "**Deed of Trust**") recorded in the Official Public Records of Hunt County, Texas on October 14, 2025 as Instrument No. 2025-18877 to secure unto **TSE DATA INFRASTRUCTURE LIMITED PARTNERSHIP**, a limited partnership formed under the laws of British Columbia ("**TSE LP**"), and **TSE DATA INFRASTRUCTURE II LIMITED PARTNERSHIP**, a limited partnership formed under the laws of British Columbia ("**TSE II LP**"), and **TSE DATA INFRA (ASIA) LIMITED PARTNERSHIP**, a limited partnership formed in Singapore ("**TSE Asia**", and together with TSE LP and TSE II LP, collectively, the "**Beneficiary**"), among other indebtedness and obligations described therein, payment of (i) that certain Grid Promissory Note dated as of August 31, 2023 (as renewed, extended, modified, amended and/or assigned from time to time, the "**2023 Grid Note**"), in the original principal amount of THIRTEEN MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$13,500,000.00).

executed by Grantor and made payable to the order of Beneficiary (the “**2023 Loan**”), and (ii) that certain Grid Promissory Note dated as of October 1, 2024 (as renewed, extended, modified, amended and/or assigned from time to time, the “**2024 Grid Note**”), in the original principal amount of SEVEN MILLION AND NO/100 DOLLARS (\$7,000,000.00), executed by Grantor and made payable to the order of Beneficiary (the “**2024 Loan**”). The 2023 Grid Note and the 2024 Grid Note are collectively referred to herein as, the “**Note**”, and the 2023 Loan and the 2024 Loan are collectively referred to herein as, the “**Loan**”. All such indebtedness pertaining to the Loan and the Note are hereinafter referred to as, the “**Indebtedness**”. The Deed of Trust covers and affects, certain land located in Hunt County, Texas, as more particularly described on **Exhibit A** attached hereto and hereby made a part hereof, together with, but not limited to (and as more particularly set forth in the Deed of Trust), the Property (as such term is defined in the Deed of Trust) and the Personal Property (as such term is defined in the Deed of Trust) are collectively referred to herein as, the “**Property**”, and all rights, privileges and appurtenances thereto. The Deed of Trust and the Note, together with any amendments, modifications, renewals, extensions and assignments thereof and any other documents or instruments, evidencing, governing or securing the Loan therein described, are hereinafter collectively referred to as, the “**Loan Documents**”.

2. One or more defaults have occurred in the payment of the Indebtedness and in connection with certain obligations under the Deed of Trust and the Note, the Indebtedness has matured and/or been accelerated and is now wholly due and payable.

3. Beneficiary, the present owner and holder of the Indebtedness secured by the Deed of Trust, is the beneficiary under the Deed of Trust, and has therefore requested that I, **NATHAN JIN**, as Trustee (or any other substitute trustee appointed by Beneficiary), sell the Property as

provided in the Deed of Trust in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so.

NOTICE OF SALE:

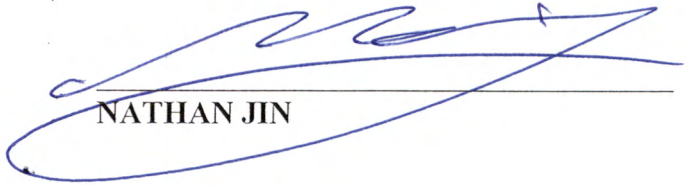
NOTICE IS HEREBY GIVEN, that on **Tuesday, November 4, 2025**, beginning no earlier than 1:00 P.M. C.S.T., and commencing within three (3) hours of such time, the sale of the Property located in Hunt County, Texas shall take place at the Hunt County Courthouse located at 2507 Lee Street, Greenville, Texas 75401, in the common area at the base of the central stairway on the second floor inside the Courthouse, or the base of the north steps outside the Courthouse, in the event the Courthouse is closed, or in said area having been designated for conducting foreclosure sales in Hunt County, Texas by the Commissioners Court of Hunt County, Texas, or as otherwise designated by the Hunt County Commissioners Court, and I, the undersigned as Trustee under the Deed of Trust (or my successor as may be later appointed, as substitute trustee under the Deed of Trust), will sell the Property located in Hunt County, Texas, by no later than 4:00 p.m. on said day of sale, to the highest bidder for cash; provided that Beneficiary may bid and become the purchaser of the Property, and all or a portion of Beneficiary's bid may consist of a credit to be given against the Indebtedness owing. If Beneficiary is the successful bidder, its bid shall be applied as a credit against the Indebtedness to the extent possible.

After commencing the sale, I, as Trustee under the Deed of Trust (or my successor as may be later appointed, as substitute trustee under the Deed of Trust) conducting the sale may (a) from time to time adjourn the sale to be recommenced and completed at any time prior to 4:00 p.m. on the same day, and/or (b) withdraw the Property or cancel the foreclosure sale at any time prior to the completion of the sale.

[Signature page to follow.]

EXECUTED as of the 14th day of October, 2025.

TRUSTEE:


NATHAN JIN

STATE OF TEXAS

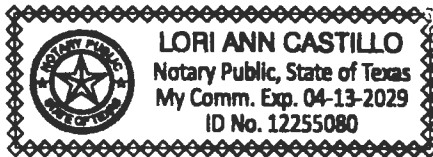
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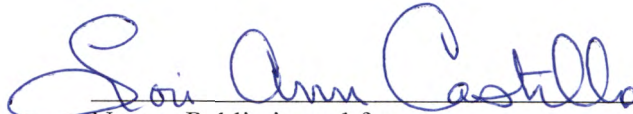
COUNTY OF DALLAS

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This instrument was acknowledged before me on October 14, 2025, by Nathan Jin, an individual, as Trustee.



[seal]


Notary Public in and for
the State of Texas

My Commission Expires:

April 13, 2029

EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION

STATE OF TEXAS
COUNTY OF HUNT

BEING all of that tract of land in Hunt County, Texas, out of the W. Hopkins Survey, Abstract No. 407 and being part of that called 47.32 acres of land described in a deed to Dean Parks and Cyndee Parks as recorded in Volume 670, Page 579 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at 2 inch steel fence post found in the South line of F. M. Highway 1569 at the most Easterly Northeast of said 47.32 acres, from which the Northwest corner of that called 163.105 acres of land described in a deed to Board of Regents of the Texas A&M University System as recorded in File No. 2015-12279 of the Official Public Records of Hunt County, Texas bears North 89 degrees 12 minutes 34 seconds East, 25.16 feet for witness;

THENCE South 00 degrees 26 minutes 29 seconds West, 1,684.67 feet along the most Easterly East line of said 47.32 acres to a 1/2 inch steel rod found capped 'Stovall' at the Southeast corner of said 47.32 acres and at the most Easterly Northeast corner of that called 99.280 acres of land described in Exhibit A-2 in a deed to STR Land HoldCo, LLC as recorded in File No. 2018-03592 of the Official Public Records of Hunt County, Texas, from which a 1/2 inch steel rod found with yellow cap at the Southeast corner of said 99.280 acres bears South 01 degrees 11 minutes 59 seconds East, 871.91 feet, from which another 1/2 inch steel rod found at the Southwest corner of said 163.105 acres bears South 03 degrees 51 minutes 52 seconds East, 749.85 feet for witness and from which another 1/2 inch steel rod found bears South 04 degrees 27 minutes 46 seconds East, 770.10 feet for witness;

THENCE North 89 degrees 34 minutes 12 seconds West, 689.85 feet along the South line of said 47.32 acres and the most Easterly North line of said 99.280 acres to a point at the Southeast corner of that called 12.642 acres of land described in a deed to Cap Rock Energy Corporation as recorded in Volume 1250, Page 371 of the Official Public Records of Hunt County, Texas, from which a 1/2 inch steel rod found bears North 00 degrees 44 minutes 32 seconds East, 0.32 feet for witness and from which a 1/2 inch steel rod found at the Southwest corner of said 12.642 acres and said 47.32 acres bears North 89 degrees 34 minutes 12 seconds West, 318.40 feet for witness;

THENCE North 00 degrees 44 minutes 32 seconds East, 900.42 feet along the most Southerly East line of said 12.642 acres to a 1/2 inch steel rod found at the most Easterly Northeast corner of said 12.642 acres;

EXHIBIT A - LEGAL DESCRIPTION

THENCE North 00 degrees 27 minutes 10 seconds East, 812.90 feet along the most Northerly East line of said 12.642 acres to a point in the North line of said 47.32 acres, at the most Northerly Northeast corner of said 12.642 acres and in the South line that called 7.160 acres of land described in a deed to Pedro R. Lopez as recorded in File No. 2017-06503 of the Official Public Records of Hunt County, Texas, from which a 1/2 inch steel rod found at the Northwest corner of said 47.32 acres and said 12.642 acres bears South 89 degrees 32 minutes 03 seconds West, 100.23 feet for witness, from which a 1/2 inch steel rod found capped "Wisdom" bears South 00 degrees 27 minutes 10 seconds West, 27.59 feet for witness and from which a 1/2 inch steel rod found bears South 04 degrees 58 minutes 37 seconds West, 2.31 feet for witness;

THENCE North 89 degrees 32 minutes 03 seconds East, 435.20 feet along the North line of said 47.32 acres and the South line of said 7.160 acres to a 1/2 inch steel rod found at the most Northerly Northeast corner of said 47.32 acres, at the Southeast corner of said 7.160 acres and in the West line of F. M. Highway 1569, from which a 1/2 inch steel rod found bears South 79 degrees 41 minutes 46 seconds West, 8.88 feet for witness;

THENCE South 00 degrees 26 minutes 12 seconds East, 22.47 feet along the most Northerly East line of said 47.32 acres and the West line of said highway to a 4 inch steel post found at an old corner of said 47.32 acres and at a corner of said highway;

THENCE North 89 degrees 06 minutes 16 seconds East, 385.17 feet along the North line of said 47.32 acres and the South line of said highway to a point for corner, from which the center of a 4 inch steel post found with concrete base found bears South 27 degrees 54 minutes 05 seconds East, 0.93 feet for witness;

THENCE Southeasterly, 194.00 feet along the North line of said 47.32 acres, the South line of said highway and a curve to the left having a radius of 622.88 feet and a central angle of 17 degrees 50 minutes 44 seconds (Chord bears South 81 degrees 51 minutes 44 seconds East, 193.22 feet) to a concrete monument found at point of tangent, from which a 1/2 inch steel rod found capped "Stoval" bears North 85 degrees 33 minutes 36 seconds West, 3.03 feet for witness;

THENCE North 89 degrees 12 minutes 54 seconds East, 96.29 feet along a North line of said 47.32 acres and the South line of said highway to the POINT OF BEGINNING, containing 34.69 acres of land.

Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid.

EXHIBIT A - LEGAL DESCRIPTION