

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

	X	
	:	Chapter 11
In re:	:	
	:	Case No. 25-90607 (ARP)
F-STAR SOCORRO, L.P., <i>et al.</i> ,	:	
Debtors. ¹	:	Jointly Administered
	:	
	:	Re: Dkt. No. 852, 856
	X	

**NOTICE OF (I) CANCELLATION OF AUCTION; (II) DESIGNATION OF
SUCCESSFUL BID FOR THE SALE OF THE EL PASO AND SOCORRO
PROPERTIES FREE AND CLEAR OF ANY AND ALL CLAIMS, INTERESTS,
AND ENCUMBRANCES; AND (III) RESCHEDULED SALE HEARING**

PLEASE TAKE NOTICE that F-Star Socorro, L.P. and its affiliated debtors and debtors in possession (collectively, the “**Debtors**”) filed a motion seeking approval of certain procedures for the sale of the Properties (defined below) [Dkt. No. 842] (the “**Bidding Procedures Motion**”) in the United States Bankruptcy Court for the Southern District of Texas (the “**Court**”). On July 14, 2026, the Court entered the *Order (I) Approving (A) Bidding Procedures for the Sale of the Properties Located in El Paso and Socorro, Texas, (B) Bid Protections, and (C) Contract Assumption and Assignment Procedures; (II) Scheduling Certain Dates With Respect Thereto; (III) Approving the Form and Manner of Notice Thereof; (IV) Authorizing Designation of Stalking Horse Bidders; and (V) Granting Related Relief* [Dkt. No. 852] (the “**Bidding Procedures Order**”) approving, among other things, (i) bidding procedures (the “**Bidding Procedures**”) by which the Debtors would solicit and select the highest or otherwise best offer for the Properties,

¹ The Debtors in these cases, along with the last four digits of each Debtor’s federal tax identification number, are F-Star Socorro, L.P. (7438); JNY, L.P. (3609); JNY II, L.P. (3041); 5 Star Tech I, L.P. (4020); 5 Star Tech II-1, LP (5916); 5 Star Tech II-4, LP (2357); 5-Star Tech II-2, L.P. (6602); F-Star Socorro Holding Co., LLC (6729); JNY Mezz, LLC (N/A); JNY Building Owner, LLC (6282); JNY II Mezz, LLC (N/A); JNY II Building Owner, LLC (9687); 5 Star Tech I GP, LLC (N/A); 5 Star Tech II-1 GP, LLC (N/A); 5 Star Tech II-4 GP, LLC (N/A); 1340 Bob Hope Drive Parent, LLC (N/A); 1340 Bob Hope Drive Owner, LLC (4986); 11751 Alameda Avenue Parent, LLC (N/A); 11751 Alameda Avenue Owner, LLC (2300); Unit 82 El Paso Owner, LLC (2399); Southwest Rojas Parent, LLC (N/A); Southwest Rojas, LLC (N/A); FSPV Mezz C Sub LLC (5233); FSPV Res C, LLC (8745); Five Star Development Properties, LLC (2183); Five Star Development Resort Communities, LLC (1282); Five Star Resort Holdings Parent, LLC (N/A); Five Star Resort Holdings, LLC (N/A); Five Star Resort Mezz, LLC (N/A); Five Star Resort Owner, LLC (4994); Five Star Land Holdings Parent, LLC (N/A); Five Star Land Holdings (AZ), LLC (N/A); Five Star Land Mezz, LLC (N/A); and Five Star Land Owner, LLC (2183). The Debtors’ mailing address in these chapter 11 cases is 6720 N. Scottsdale Rd., #130, Scottsdale, AZ 85253.

and (ii) scheduling August 20, 2026 at 10:00 a.m. (prevailing Central Time) as the date for an auction if the Debtors received two or more timely and acceptable Qualified Bids (the “**Auction**”).²

PLEASE TAKE FURTHER NOTICE THAT that the “**Properties**” include: (i) 1340 Bob Hope Drive, El Paso, TX; (ii) 11091 Alameda Avenue, Socorro, TX; (iii) 11891 Alameda Avenue, Socorro, TX; (iv) that certain land parcel of 13.3579 acres with PID #15511, Socorro, TX; (v) that certain land parcel of 25.52 acres with PID #173179, Socorro, TX; (vi) that certain land parcel of 41.5751 acres with PID #48686, Socorro, TX; (vii) that certain land parcel of 4.25 acres with PID #392798, Socorro, TX; and (viii) that certain land parcel of 1.8027 acres with PID #43982, Socorro, TX.

PLEASE TAKE FURTHER NOTICE THAT as set forth in the Bidding Procedures Order, the deadline for bidders to submit a Qualified Bid was August 17, 2026 at 4:00 p.m. (prevailing Central Time). The Debtors received a single Qualified Bid from RC PV Lender I LLC (“**Madison**”) by this deadline. Accordingly, because the Debtors did not receive two or more Qualified Bids, the Auction scheduled for August 20, 2026 at 10:00 a.m. (prevailing Central Time) is cancelled.

PLEASE TAKE FURTHER NOTICE THAT the Qualified Bid submitted by Madison has been designated as the Successful Bid. The Debtors will move forward with documentation of the transaction contemplated by the Successful Bid.

PLEASE TAKE FURTHER NOTICE THAT pursuant to Section III of the Bidding Procedures, the Sale Hearing has been rescheduled to **September 3, 2026, at 10:00 a.m. (prevailing Central Time)** before the Honorable Alfredo R. Pérez, United States Bankruptcy Judge, in Courtroom 400, 515 Rusk Street, Houston, Texas 77002 unless further adjourned by the Debtors consistent with the Bidding Procedures Order.

PLEASE TAKE FURTHER NOTICE that the Sale Hearing will be conducted virtually only. No in-person attendance will be permitted. Audio communication will be by use of the Court’s dial-in facility. You may access the facility at 832-917-1510. Once connected, you will be asked to enter the conference room number. Judge Pérez’s conference room number is 282694. Video communication will be by use of the GoToMeeting platform. Connect via the free GoToMeeting application or click the link on Judge Pérez’s home page (<https://www.txs.uscourts.gov/page/united-states-bankruptcy-judge-alfredo-r-perez>). The meeting code is “Judge Pérez”. Click the settings icon in the upper right corner and enter your name under the personal information setting.

PLEASE TAKE FURTHER NOTICE that hearing appearances must be made electronically in advance of both electronic and in-person hearings. To make your electronic appearance, click the “Electronic Appearance” link on Judge Pérez’s home page. Select the case name, complete the required fields, and click “Submit” to complete your appearance.

PLEASE TAKE FURTHER NOTICE THAT objections, if any, to the Sale, including to the designation of the Successful Bid, must be filed with the Court on or before August 31, 2026

² Capitalized terms used but not defined herein have the meanings ascribed to them in the Bidding Procedures Order or the Bidding Procedures, as applicable.

at 4:00 p.m. (prevailing Central Time). Any objection must be filed and served in accordance with the Bidding Procedures Order.

PLEASE TAKE FURTHER NOTICE that all documents filed in these chapter 11 cases, including the Bidding Procedures Motion, Bidding Procedures, and Bidding Procedures Order, as well as all related exhibits, are available free of charge by visiting <https://cases.stretto.com/FStarSocorro>. Copies of any pleadings or papers filed with the Court may also be obtained by visiting the Court's website at <https://ecf.txsb.uscourts.gov> in accordance with the procedures and fees set forth therein.

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Dated: August 19, 2026
Dallas, Texas

/s/ Nicholas J. Hendrix

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