FILED 9/23/2026 4:00:05 PM FRCL-2026-7019 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Foreclosure Sale

September 23, 2026

Deed of Trust Security Agreement - Financing Statement ("Deed of Trust"):

Dated:	March 27, 2026
Grantor:	Jaguar BJ Holding Inc., a Texas corporation
Trustee:	Steven M. Smith
Lender:	GoldQuest Capital, Inc.
Recorded in:	RP-2026-119416 of the real property records of Harris County, Texas
Legal Description:	See Exhibit A attached hereto
Secures:	Note ("Note") in the original principal amount of $160,000.00, executed by Jaguar BJ Holding Inc., a Texas corporation ("Borrower") and payable to the order of Lender
Guaranty:	The Note is guaranteed by a Guaranty dated March 27, 2026, and executed by Juhu Mario Munoz in favor of Lender
Trustee:	Steven M. Smith
Trustee's Address:	710 North Post Oak Road, Suite 209, Houston, TX, 77024

Foreclosure Sale:

Date:	Tuesday, November 3, 2026
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 a.m. and not later than three hours thereafter.

Place: That area designated by that certain Order of Commissioners Court of Harris County, Texas, adopted on October 27, 2015 and as filed for record on October 28, 2015, under Clerk's File No. 20150492828 of the Official Public Records of Real Property of Harris County, Texas and being generally described

UNOFFICIAL COPY

FILED 9/23/2026 4:00:05 PM FRCL-2026-7019 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

as that portion of the Bayou City Event Center (located at 9401 Knight Road, Houston, Texas 77045) and described as follows, to-wit:

Being approximately 5,050 square feet of the Bayou City Event Center described as follows:
BEGINNING at the Southeast corner of the large ballroom and continuing westerly along the South wall a distance of approximately 87 feet; and
Thence Northerly a distance of approximately 58 feet;
Thence Easterly approximately 87 feet to the East wall;
Thence Southerly approximately 59 feet to the POINT OF BEGINNING,
being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that GoldQuest Capital, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, GoldQuest Capital, Inc., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of GoldQuest Capital, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with GoldQuest Capital, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If GoldQuest Capital, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by GoldQuest Capital, Inc.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS**

UNOFFICIAL COPY

IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.

/s/Steven M. Smith

Steven M. Smith
710 North Post Oak Road, Suite 209
Houston, TX 77024
Telephone (713) 355-5600
Telecopier (713) 355-5606

UNOFFICIAL COPY

FILED 9/23/2026 4:00:05 PM FRCL-2026-7019 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 9/23/2026 4:00:05 PM FRCL-2026-7019 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Exhibit A

All that certain 2.7972 acres of land out of the Wm, Bloodgood League, A-4, Harris County, Texas and being out of the residue of 300 acres described in a deed dated July 27, 1950 from J. E. Bishop to J, M. Huber filed at Volume 2139, Page 293, Harris County Deed Records and being more particularly described be metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with cap marking the intersection of the north right-of-way line of Needle Point Road (60' wide) with the east line of the Southern Pacific Railroad (Volume 525, Page 236, Harris County Deed Records) (100' wide);

THENCE North 28 degrees 05 minutes 00 seconds East, a distance of 1,010.58 feet, with the east right-of-way line of said Southern Pacific Railroad, to a found 5/8 inch iron rod and set cap for corner being a point on a curve having a central angle of 17 degrees 13 minutes 50 seconds, a radius of 433.06 feet, the center of said curve being located on a radial line bearing North 44 degrees 41 minutes 10 seconds West from said point;

THENCE in a northeasterly direction for an arc distance of 130.23 feet to a found PK nail marking the Point of Tangency;

THENCE North 28 degrees 05 minutes 00 seconds East, a distance of 75.99 feet to a found 5/8 inch iron rod and set cap for corner;

THENCE South 61 degrees 57 minutes 03 seconds East, a distance of 89.55 feet to a found 5/8 inch iron rod for corner;

THENCE South 28 degrees 03 minutes 02 seconds West, a distance of 328.69 feet to a found "X" in Concrete for corner;

THENCE South 61 degrees 57 minutes 00 seconds East, a distance of 89.59 feet to a found "X" in Concrete for corner being a point on a curve having a central angle of 32 degrees 11 minutes 40 seconds, a radius of 433.06 feet, the center of said curve being located on a radial line bearing North 53 degrees 18 minutes 58 seconds West from said point;

THENCE in a westerly direction for an arc distance of 243.34 feet to a found PK nail for corner;

THENCE South 26 degrees 25 minutes 31 seconds East, a distance of 18.00 feet to a found PK nail for corner being a point on a curve having a central angle of 06 degrees 16 minutes 07 seconds, a radius of 450.99 feet, the center of said curve being located on a radial line bearing North 21 degrees 19 minutes 59 seconds West from said point;

THENCE in an easterly direction for an arc distance of 49.34 feet to a found 5/8 inch iron rod and set cap for corner;

THENCE South 61 degrees 50 minutes 10 seconds East, a distance of 42.19 feet to a found 5/8 inch iron and set cap for corner;

THENCE South 28 degrees 07 minutes 15 seconds West, a distance of 146.70 feet to a found railroad spike for corner;

THENCE North 61 degrees 50 minutes 14 seconds West, a distance of 98.84 feet to a found PK nail spike for corner;

THENCE South 44 degrees 26 minutes 10 seconds West, a distance of 129.02 feet to a found PK nail spike for angle point;

THENCE South 28 degrees 05 minutes 00 seconds West, a distance of 297.26 feet to a found railroad spike for angle point;

THENCE South 08 degrees 49 minutes 30 seconds East, a distance of 72.15 feet to a found 5/8" iron rod and set cap for corner;

THENCE South 80 degrees 39 minutes 44 seconds West, a distance of 117.54 feet with the north right-of-way line of said Needle Point Road, to the POINT OF BEGINNING and containing 2.7972 acres (121,847 square feet) of land, more or less.

NOT TO SCALE