

Notice of Substitute Trustee's Sale

Date: October 7, 2026

Trustee: Donald J. Sutton; Thomas A. Berry; Stephanie Wilson, Aric Wilson, Natalie Larson, Seth Berry, Coenraad Hitge or Shawn Beechwood

Substitute Trustees: Jim D. Hamilton and James Lombardi, III, and each of them acting alone, 7700 San Felipe, Suite 550, Houston, Texas 77063

Lender: Ronald J. Sommers, Chapter 7 Trustee ("Chapter 7 Trustee") for the Estate of ILS Growth Fund I LP, Chapter 7 bankruptcy filing dated December 1, 2025, in the Southern District of Texas, Houston Division, under Case No. 25-37277; and, as such, pursuant to the,

Transfer and Assignment of Lien dated April 1, 2023, executed by ILS Lending, LLC to ILS Growth Fund I LP and filed for record on April 4, 2023, in the Official Public Records of Harris County, Texas, under Harris County Clerk's file no. RP-2023-121894, pursuant to the,

Ronald J. Sommers, Chapter 7 Trustee is the owner and holder of the Note described herein and the liens securing same including those arising from that certain deed of trust dated January 10, 2023, executed by JMK5 GEMINI B LLC, a Texas limited liability company and recorded under Harris County Clerk's file no. RP-2023-12596. Lender's address: 1400 Post Oak Blvd., Suite 300, Houston, Texas 77056

Note(s): Promissory Note dated January 10, 2023, in the original principal amount of \$2,385,000.00, executed by JMK5 GEMINI B LLC, originally payable to ILS Lending, LLC and transferred to ILS Growth Fund I LP, pursuant to the Transfer and Assignment of Lien dated April 1, 2023, and as Chapter 7 Trustee for the Estate of ILS Growth Fund I LP, Ronald J. Sommers, Chapter 7 Trustee is the party entitled to enforce all rights of the lender thereunder.

Deed of Trust ("Deed of Trust")

Date: January 10, 2023

Grantor: JMK5 GEMINI B LLC

Lender: Ronald J. Sommers, Chapter 7 Trustee for the Estate of ILS Growth Fund I LP pursuant to the Transfer and Assignment of Lien is the owner and holder of the Note and the liens securing same including those arising from the Deed of Trust and the party entitled to enforce all rights of the lender thereunder

Recording Information: File No.: RP-2023-12596 of the Real Property Records of Harris County, Texas.

Property: See Exhibit "A", attached hereto and made a part hereof for all purposes and particularly and all improvements thereon.

County: Harris County

Date of Sale (first Tuesday of month): November 3, 2026

Time of Sale: 10:00 a.m.

Place of Sale At the area designated by the Commissioner's Court of Harris County, Texas (as such designation is recorded in the Real Property records of Harris County, Texas).

Lender has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust.

G:\JDIH\4636-008 Ron Sommers ILS Income Fund I LP and ILS Growth Fund I LP\JMK5 Gemini B\Foreclosure\Notice of Substitute Trustees Sale Date JMK5 GEMINI B LLC.doc

Lender has instructed the Substitute Trustees, and each of them acting alone, to offer the Property for sale toward the satisfaction of the Note.

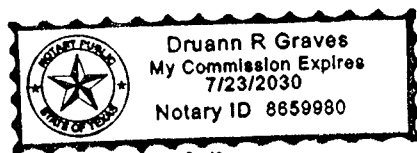
Notice is given that the Date of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deed of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

Jim D. Hamilton, Substitute Trustee
7700 San Felipe, Suite 550, Houston, Texas 77063
Name and address of sender of this Notice

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was **ACKNOWLEDGED, SWORN TO AND SUBSCRIBED TO BEFORE ME**, on the 7th day of October 2026, by Jim D. Hamilton Trustee.



[Signature]
Notary Public, State of Texas

UNOFFICIAL COPY

EXHIBIT "A"

COMMONLY KNOWN AS PROPERTY ADDRESS:

600-B GEMINI STREET
HOUSTON, TEXAS 77058

PROPERTY PARCEL NUMBER APN: 0985990000001 AND 0985990000002

LEGAL DESCRIPTION:

CONDOMINIUM UNIT B, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF 600 GEMINI OFFICE PARK, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR 600 GEMINI OFFICE PARK, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, FILED UNDER HARRIS COUNTY CLERK'S FILE NO. 2022-104048.