FILED 10/7/2026 1:55:06 PM FRCL-2026-7382 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 December 1, 2022, executed by ILS Lending, LLC to ILS Growth Fund I LP and filed for record on December 6, 2022, in the Official Public Records of Harris County, Texas, under Harris County Clerk's file no. RP-2022-576996, pursuant to the,

Transfer and Assignment of Lien dated October 30, 2024, executed by ILS Growth Fund I LP to DFS Bayside Fund LLC and filed for record on November 11, 2024, in the Official Public Records of Harris County, Texas, under Harris County Clerk's file no. RP-2024-407740, pursuant to the,

Transfer and Assignment of Lien dated December 16, 2024, executed by DFS Bayside Fund LLC to ILS Growth Fund I LP and filed for record on January 2, 2025, in the Official Public Records of Harris County, Texas, under Harris County Clerk's file no. RP-2025-1736 (the "Collateral Assignments") and,

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 November 8, 2022, executed by JMK5 GEMINI A LLC, a Texas limited liability company and recorded under Harris County Clerk's file no. RP-2022-546097 and the party entitled to enforce all rights of the lender thereunder.
Lender's address: 1400 Post Oak Blvd., Suite 300, Houston, Texas 77056

Note(s): Promissory Note dated November 8, 2022, in the original principal amount of $2,100,000.00, executed by JMK5 GEMINI A LLC, originally payable to ILS Lending, LLC and transferred to ILS Growth Fund I LP, pursuant to the Transfer and Assignment of Lien dated December 1, 2022, and transferred to DFS Bayside Fund LLC pursuant to the Transfer and Assignment of Lien dated October 30, 2024, transferred to ILS Growth Fund I LP pursuant to the Transfer and Assignment of Lien dated December 16, 2024 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: November 8, 2022

Grantor: JMK5 GEMINI A 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 Drust and the party entitled to enforce all rights of the lender thereunder

Recording Information: File No.: RP-2022-546097 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.

UNOFFICIAL COPY

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. 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.

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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.

Notary Public, State of Texas

Druann R Graves
My Commission Expires
7/23/2030
Notary ID 8659980

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EXHIBIT "A"

COMMONLY KNOWN AS PROPERTY ADDRESS:

600-A GEMINI STREET
HOUSTON, TEXAS 77058

PROPERTY PARCEL NUMBER APN: 0985990000001 AND 0985990000002

LEGAL DESCRIPTION:

CONDOMINIUM UNIT A, 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.

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