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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF HARRIS §

IDENTIFICATION OF TERMS

PROMISSORY NOTE ("NOTE") AND DEED OF TRUST ("DEED OF TRUST")

Date: January 31, 2025

Original Principal Amount: $510,000.00

Maker, Grantor and Debtor: WILLIS BROWN

Payee and Beneficiary: JAEHNE FAMILY, L.P., a Texas limited partnership:
KCJ PROPERTIES, LLC; a Texas limited liability company, and
GKF PROPERTIES LLC, a Texas limited liability company

Trustee: PENNELL LAW FIRM, PLLC

Recording Information: County Clerk's File No. RP-2025-38444 in the Official Public Records of Real Property of Harris County, Texas

Property (including any improvements):

Lot 6, Block 2, FALL CREEK, SEC. 10, a subdivision in Harris County, Texas, according to map or plat thereof recorded in Film Code No. 541135, of the Map and/or Plat Records of Harris County, Texas

Holder: JAEHNE FAMILY, L.P., a Texas limited partnership:
KCJ PROPERTIES, LLC; a Texas limited liability company, and
GKF PROPERTIES LLC, a Texas limited liability company

Address of Holder: 9525 Katy Freeway, Suite 434
Houston, TX 77024

Substitute Trustee: THOMAS F. JONES III

ADVERTISEMENT AND SALE

County of Property Location: HARRIS

Posting Date: OCTOBER 12, 2026

Date of Sale: NOVEMBER 3, 2026

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Designated Time: 1:00 p.m. on the Date of Sale or within three (3) hours thereafter.

Place of Sale: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Because of a default in the performance of the obligations of the Deed of Trust, and at the request of the Holder of the Indebtedness secured by the Deed of Trust, the undersigned, as Substitute Trustee pursuant to authority conferred upon me by said Deed of Trust, will sell the Property by public auction between the hours of 10:00 a.m. and 4:00 p.m., and within the Designated Time, on the Date of Sale at the Place of Sale to the highest bidder for cash to satisfy the debt secured by the Deed of Trust and the Security Agreement.

Pursuant to §51.009 of the Texas Property Code, the Property will be sold "AS 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.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of funds paid. The purchaser shall have no further recourse against the Maker, the Holder, the Substitute Trustee or the Holder's attorney.

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Active Military Service Notice

Assert and protect your rights as a member of the armed forces of the United States. if you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard of 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. Tex. Prop. Code §51.002(i)

WITNESS MY HAND on the Posting Date set forth above.

/s/ Thomas F. Jones III, Substitute Trustee
Thomas F. Jones III, Substitute Trustee
P.O. Box 570783
Houston, Texas 77257
Phone: (832) 398-6182