

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

30101 Agoura Court, Suite 203
Agoura Hills, California 91301

Trustee Sale No. 2024-100759
Loan Number: xxxx1154
Order No. 2422525-05

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/2/2020, **MODERN AUTOMATED PHARMACY, PLLC**, a Texas **Professional Limited Liability Company**, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of **LAW OFFICE OF T. ALAN CESHKER**, as Trustee, **HARVEST SMALL BUSINESS FINANCE, LLC**, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$1,818,700.00, payable to the order of **HARVEST SMALL BUSINESS FINANCE, LLC**, which Deed of Trust is Recorded on 7/15/2020 as Instrument No. 2020-313212, in Harris County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Please see Exhibit "A" attached hereto and made a part of.

Commonly known as: **13939 Westheimer Road, Houston, TX 77077**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Beacon Default Management, Inc., Selina I. Parelskin, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook corporation** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

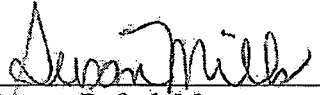
Substitute Trustee's Mailing Address: 30101 Agoura Court, Suite 203, Agoura Hills, California
Phone Number: 310-929-5457

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **HARVEST SMALL BUSINESS FINANCE, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 01/07/2025 at 10:00 AM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Harris County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the area of the Bayou City Event Center in the area known as the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045, or if the designated area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS, my hand this 11/27/2024


Beacon Default Management, Inc., Selina I. Parelskin, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

UNOFFICIAL

EXHIBIT "A"
Legal Description

Being a tract or parcel of land containing 0.6198 of one acre (27,1000 square feet) of land, more or less, situated in the Joel Wheaton Survey, Abstract Number 80, Harris County, Texas; being part of and out of Unrestricted Reserve "E" Block 4, CORRECTION PLAT OF WESTHOLLOW, a plat of subdivision recorded in Volume 274, Page 85, Map Records of Harris County, Texas; being all of that certain called 0.5739 acres, described in deed to Palm Casual Furniture of San Antonio, Inc., as recorded under Harris County Clerk's File (HCCF) Number R692502, Official Public Records of Real Property of Harris County, Texas; and being part of and out of the remainder of that certain called 9.848 acres, described in deed to RBI Liquidated Assets, II, Ltd., as recorded under HCCF Number P341902, said 0.6198 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected on said CORRECTION PLAT OF WESTHOLLOW):

BEGINNING at a 5/8 inch iron rod found marking the North common corner of said Unrestricted Reserve "E", said 0.5739 acre tract, and that certain called 5.5246 acres, referred to as Tract Two, as described in deed to Harris County Flood Control District, and recorded under HCCF Number E822631, said iron rod also being in the South right-of-way (ROW) line of Westheimer Road (also known as FM 1093), based on a 120-foot width, said iron rod also marking the Northeast corner of the herein described tract;

THENCE, South 00° 00' 04" East, with the common line of said Unrestricted Reserve "E", said 0.5739 acre tract, and said 5.5246 acre tract, a distance of 200.00 feet to a 5/8 inch iron rod with plastic cap set marking the Southeast corner of said 0.5739 acre tract in the herein described tract;

THENCE, South 89° 59' 56" West, with the South line of said 0.5739 acre tract, at 125.00 feet pass the Southwest corner of said 0.5739 acre tract, continuing in all, a distance of 135.00 feet to a 5/8 inch iron rod with plastic cap set marking the Southwest corner of the herein described tract;

THENCE, North 00° 00' 04" West, along a line 10.00 feet West of and parallel with the West line of said 0.5739 acre tract, a distance of 200.00 feet to a 5/8 inch iron rod with plastic cap set in the South Row line of the aforesaid Westheimer Road, and marking the Northwest corner of the herein described tract;

THENCE, North 89° 59' 56" East, with said South Row line, at 10.00 feet pass the Northwest corner of said 0.5739 acre tract, continuing in all, a distance of 135.00 feet to the POINT OF BEGINNING, and containing 0.6198 of one acre, (27,000 square feet), more or less, of land.